

# 48 ROBERTS STREET, Frankston, Vic 3199



## House For Sale

Friday, 19 January 2024

48 ROBERTS STREET, Frankston, Vic 3199

Bedrooms: 9

Bathrooms: 3

Parkings: 9

Area: 917 m2

Type: House

**\$1,850,000**

To enquire, please email or call 1300 815 051 and enter code 4025INVESTOR'S DREAM IN FRANKSTON Discover the potential of this 9-bedroom rooming house situated on a spacious 917m<sup>2</sup> block in the heart of Frankston. With a recently approved rooming house occupancy permit (Dec 2023), this property presents a golden opportunity for savvy investors.

**PROPERTY HIGHLIGHTS**- Large Residence: Offering 5 large king rooms, 2 large double rooms, and 2 king single rooms.- Permit Ready: Approved occupancy permit for Class 1B Building Use, allowing capacity for up to 12 people.- Location Advantage: Centrally located with proximity to Frankston's foreshore, amenities, and facilities.- In the Zone: Within the highly sought-after Frankston High School zone.- Regional Access: Convenient access to the Mornington Peninsula and easy commuting to Melbourne CBD via freeways and public transport.- Returns: Lucrative annual returns make this property an appealing investment prospect.

**MARKET OPPORTUNITIES**Diverse Markets: Explore various markets, including rooming house accommodations for Monash University students, NDIS (government housing), AirBNB for tourism, Military Housing (Hastings Naval Base), and extended families.

**POTENTIAL FOR GROWTH**Consider the property's potential for expansion, such as subdividing for additional housing, incorporating tiny homes, or creating micro-rooms under rooflines and balconies. Unlock the full potential of 48 Roberts St Frankston - where the possibilities for investment and development are limitless. The world is truly your oyster at this prime location.

**PROPERTY OVERVIEW**- Investor's Dream in Frankston- Large Residence: 9-bedroom rooming house in Frankston.- Permit Ready: Approved rooming house occupancy permit received Dec 2023.- Class: 1B Building Use - Capacity up to 12 people.- Rooms: 5 large king rooms, 2 large double rooms and 2 king single rooms.- Block: Generous 917m<sup>2</sup> block, allowing for potential subdivision.- Location: Central to everything Frankston has on offer.- Zone: Frankston high school zone.- Locality: Prime location to Frankston foreshore, facilities and amenities.- Region: Access to the Mornington Peninsula and freeways / public transport systems to Melbourne CBD.- Returns: Lucrative annual returns for savvy investors.- Potential: Subdivide and build another rooming house, add a granny flat or new townhouse, add tiny homes and cash in on the tourist market. Create micro-rooms under the roofline and balconies. The world is your oyster at 48 Roberts St Frankston.

**INVESTOR MARKETS**48 Roberts St, with its adjacency to Roberts Reserve, presents a unique advantage that sets it apart from other accommodations in the vicinity. The home's layout, coupled with its proximity to major industries and city amenities, opens up a myriad of possibilities for exploration.- Monash Peninsula Students: Boasting 9 bedrooms and 3 suites, each accommodating 3 students with dedicated bathrooms.- NDIS Government Housing: Featuring a 5-bedroom NDIS accessible house with 4 breakout rooms.- AirBNB: Ideal for renting out the entire house or three suites during the bustling summer tourism season.- Coworking Oasis: Provide tranquil daytime offices with a generous breakout kitchen/living area and ample parking, catering to local business professionals seeking a serene and calm work environment.- Naval Base Housing: Positioned within the zone for HMAS Cerberus housing.- Hospital Staff Housing: With its proximity to Frankston Hospital, there's a niche for medical housing. Considered 'high-end,' it attracts better rent returns and long-term tenants.- Small Businesses: Suited for personal trainers, chiropractors, or growing businesses in need of additional office space.- Extended Families: Perfect for extended families, providing ample space. With new Granny flat laws, extending in the backyard is a seamless option.- Groups Buying: In a challenging housing market, 48 Roberts St facilitates groups wanting to buy together. The layout allows for communal living while ensuring each group has substantial private space.- Investors, Builders, and Tradespeople: A lucrative opportunity, especially for those considering building at the rear to potentially double returns. The scarcity of large blocks in Frankston, coupled with park views, makes this an enticing prospect.

**Lucrative Mixed use:** Consider renting to students for the school terms.

**PROXIMITY AND LOCALITY**- Mornington Peninsula Campus: 300m walk - Monash Cafe, Library and Gym: 400m walk- Heatherhill Shops & Superette: 600m walk (1 min drive)- Leawarra Station: 450m walk to Leawarra Station (to Frankston/ Melb or Stony Point)- Jubilee Park Stadium (New): 800m (2 min drive)- Ritchies IGA Tower Hill (New): 1.3 km (3 min drive)- Tower Hill Medical Centre: 1.2 km (3 min drive)- McDonalds and KFC: 1.5km (4 min drive)- Fratelli's Italian Restaurant: 1.5km (4 min drive)- Frankston Hospital: 1.9 km (4 min drive)- Frankston High School: 2 km (5 min drive - In the Zone)- Frankston Foreshore: 2.2 km straight walk or run - Beach St Shops IGA, NQR, shops and Restaurants: 2.4 km (5 min drive)- Frankston Station: 2.4 km (7 min by bicycle along bike paths)- Frankston Arts Centre (Theatre): 2.6 km (5 min drive)- PARC Peninsula Aquatic and Recreation Centre: 2.8 km (6 min drive/ 6 mins by bike)- Karingal Hub Mall: 3 km 6 min drive - Bayside Mall: 3.9 km (8 min drive)

**ENDLESS OPPORTUNITIES AWAIT SAVVY INVESTORS**Embrace the limitless possibilities at 48 Roberts St, Frankston. With its generous block, strategic location, and versatile layout, the

property offers a range of potential developments to suit various investment goals. Unlocking the full potential of 48 Roberts St opens doors to innovative and lucrative opportunities, allowing property owners to tailor the space to meet evolving market demands and maximise returns on investment. For more information, videos, section 32, documents and regional information visit: [propertyfiles.com.au](http://propertyfiles.com.au) To enquire, please email or call 1300 815 051 and enter code 4025