

**5 Steven Crescent, Ararat, Vic 3377**



**House For Sale**

Friday, 26 January 2024

5 Steven Crescent, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 900 m2**

**Type: House**



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## **Price Range \$260,000 - \$286,000**

Elevate your investment portfolio with this golden opportunity tailored for investor developers. This 3-bedroom home, yielding a robust \$310 per week (as of early May 2024) is not just a rental gem but a strategic investment poised for future development. The property, clad for low maintenance, boasts a commendable track record with current tenure since 2020, ensuring consistent returns. Inside, the home showcases neat updated kitchen, polished timber floors, aluminum windows, and gas heating, creating an attractive and easily leasable interior. What sets this investment apart is its vast potential for development and dual occupancy (STCA) on the expansive 900 sq.m block. The large yard, complemented by a storage shed and rear lane access, adds intrinsic value to the property. This is an unparalleled chance for investor developers to capitalize on a promising opportunity in the real estate market. Act now to secure your stake in this lucrative investment and unlock the full potential of this property.