

502 Waterdale Road, Heidelberg Heights, Vic 3081



Other For Sale

Thursday, 15 February 2024

502 Waterdale Road, Heidelberg Heights, Vic 3081

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Type: Other



Akshay Chawla
0432250088

\$1,250,000 - \$1,350,000

Finding a property like this is like discovering a rare gem in the real estate world. If you're looking for an investment that's not just ordinary but really stands out, grabs attention, and guarantees good returns, don't miss out on this opportunity! Smart investors who recognize the value of unique properties will instantly see why this one is a step above the rest. Tailored for savvy investors attuned to unique opportunities, its value becomes immediately apparent. Nestled on an expansive 800 square metres (approx.) just under 11 kilometres from the vibrant Melbourne CBD, this place distinguishes itself in one of the area's most sought-after family-centric pockets. Boasting a substantial annual rental income of approximately \$83,000(inc gst), this investment guarantees a dependable and lucrative return. Adding a layer of assurance is a secure lease agreement with a highly respected childcare facility, enhancing the overall appeal and fortifying the long-term stability of this exceptional opportunity. As you step inside, you'll notice that the single-level layout has been carefully crafted to suit its current purpose. There are various rooms, a central kitchen, an office, and well-maintained bathrooms. Additionally, the property offers convenient parking with seven spaces at the front and easy access through the driveway. It's designed for practicality and functionality, ensuring a seamless experience for its occupants. Take advantage of this exclusive opportunity - invest in a property that promises financial gains and offers a prime location with a perfect blend of family-friendly amenities.

DISCLAIMERS: Every precaution has been taken to establish the accuracy of the above information. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>***The photos are for illustration purposes only*****Photo I.D required at all open for inspections***