

52 Murphy Street, East Bendigo, Vic 3550

Duplex/Semi-detached For Sale

Thursday, 13 June 2024

**McKean
McGregor**

52 Murphy Street, East Bendigo, Vic 3550

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1007 m2

Type:

Duplex/Semi-detached



Amy Sim

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\$700,000 - \$750,000

Discover a prime investment opportunity with these two separate, currently tenanted units located on a single title in the sought-after East Bendigo area. Generating a combined rental income of \$700 per week, these units present a lucrative prospect for investors. Each unit boasts two large bedrooms, offering ample space and comfort. The single bathroom per unit is designed for convenience and functionality, and separate laundry facilities enhance practicality for tenants. The spacious living areas provide a comfortable and inviting atmosphere, perfect for relaxation and entertaining. Situated on a generous 1007m² block, this property ensures plenty of space and potential for future development. The solid red brick construction guarantees durability and minimal maintenance, while climate control features such as split system heating and cooling ensure year-round comfort for residents. There is ample off-street parking available, accommodating multiple vehicles with ease. Additionally, the property includes a shed for extra storage needs and a neat and tidy yard, fully fenced to offer privacy and a secure environment for families. The location of these units is another standout feature, being close to public transport for easy commuting, nearby shops and schools catering to all essential needs, and in proximity to parks and recreational facilities enhancing lifestyle appeal. Currently tenanted at \$350 per week per unit, this property offers a strong rental yield with a consistent income stream. There is also potential for capital growth in this high-demand area, making it a versatile property with options for future enhancement or redevelopment. Don't miss out on this outstanding investment opportunity in East Bendigo. Whether you're an experienced investor or looking to start your property portfolio, Units 1 & 2 at 52 Murphy Street offer exceptional value and long-term benefits. Contact us today to arrange an inspection and secure your future in this prime real estate offering. Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.