

**6/13 Malcolm Street, Mansfield, Vic 3722**

**McGrath**

**Unit For Sale**

Tuesday, 14 May 2024

6/13 Malcolm Street, Mansfield, Vic 3722

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 103 m2**

**Type: Unit**



Sam McDougall  
0475235669

**\$385,000**

Featuring stylish new updates throughout, this conveniently located, low-maintenance home is an ideal base for a convenient lifestyle. Fully renovated. Currently being utilised for personal use and an existing Air BnB ... there's nothing left to do but move in. Perfectly positioned within walking distance to schools and the main street makes this property is an absolute must have! This immaculately presented property offers the perfect opportunity to enter the property market, investment or for those looking to downsize for more free time. More we love about this property:- Immaculately presented unit- Spacious and light-filled living area- Kitchen with stainless appliances and great storage- Two carpeted bedrooms with BIRs- Split system heating and cooling- Underfloor heating in the bathroom & lounge- Freshly renovated central bathroom- Low-maintenance, private courtyard- Single carport plus guest carpark area - Only one adjoining neighbour - Potential rental return of \$320 pw- Easy walking distance to shops, schools and services This is your chance to jump into the market or acquire a smart, set-and-forget investment without breaking the bank.