

**7/44-46 Potter Street, Dandenong, Vic 3175**



**Apartment For Sale**

Tuesday, 16 January 2024

7/44-46 Potter Street, Dandenong, Vic 3175

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



David Phua  
0401803110



Dinesh Raghu  
0431131157

**\$290,000 - \$319,000**

This rare opportunity to secure a high rental yield investment property hardly comes onto the market. This spacious 2 bedrooms sits neatly in the Dandenong community and is ready for the next lucky owner to either live in or build up their portfolio. With this home being recently touched up, this property is definitely not to be missed. Thinking of living in? You'll enjoy:- 2 spacious bedrooms with central bathroom and toilet- Seperate living and kitchen area- Spacious balcony area - Secured environment within a gated community- Sheltered parking with password access or fob key into the property- Freshly updated with bathroom cabinetry fixed and property is freshly painted- Close to all amenities What amenities are around the area?- 15 mins walk or 3 mins drive to Dandenong Plaza and Dandenong Market- 5 mins drive to Dandenong Hospital- 3 mins drive to Dandenong train station- 7 mins walk to Dandenong High School- 7 mins walk or 1 min drive to Dandenong West Primary School For all enquiries and inspections, please contact Dinesh Raghu on 0431 131 157 or David Phua on 0401 803 110. Chattels: All fittings and fixtures as inspected. Deposit: 10% Settlement Terms: 30, 45, 60 days. Potential Rental Return: \$350 per week (approx.) Potential Return on Investment: 5.5% (approx.) Body Corporation: \$550 per quarter (approx.) Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters