

**88 Links Street, Sunshine West, Vic 3020**

Douglas**Kay**

**House For Sale**

Sunday, 28 April 2024

88 Links Street, Sunshine West, Vic 3020

**Bedrooms: 5**

**Bathrooms: 2**

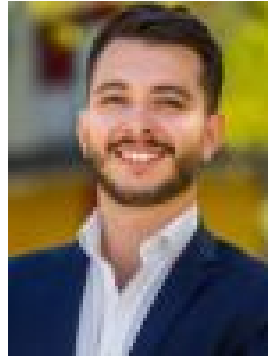
**Parkings: 4**

**Area: 721 m2**

**Type: House**



Amin Chebib  
0425545695



Peter Kay  
0401532886

**\$660,000 - \$720,000**

Invest in your prosperous future with this incredible opportunity! Own a sprawling 721m<sup>2</sup> of prime residential land, boasting not just one but two dwellings on a single title. Imagine the possibilities as you unlock the potential for wealth creation through dual rental incomes, generating a substantial \$745 per week from dependable, long-term tenants. Seize the moment and secure your financial stability. Picture yourself collecting rent effortlessly while simultaneously laying the groundwork for future development. With the potential to construct three luxurious town homes (STCA), this investment promises exponential growth.

Unit 1 at 88 Links: Currently leased for \$380 per week until January 2025. This spacious abode boasts 3 bedrooms, 1-bathroom, ample living spaces, and a well-equipped kitchen, making it perfect for large families or shared living arrangements.

Unit 2 at 88 Links: Currently leased at \$365 per week until December 2024. Offering an ideal entry-level opportunity, this charming 2-bedroom, 1-bathroom unit features an open-plan layout, making it a perennial favourite among tenants.

In addition to the existing features, this opportunity also includes:

- \_Replacement of timber stumps with concrete for enhanced durability and stability.
- \_Repair and restoration of the roof.
- \_Installation of stormwater piping/drainage and roof gutters to manage water flow efficiently.
- \_Replacement of weatherboards.
- \_Exterior and interior painting.

Situated within walking distance to St Paul's Primary School, Marian College, Ardeer Train Station, and multiple bus services, convenience is at your doorstep. Plus, with Glengala Shopping Village, Sunshine Shopping/Business District, the Western Ring Road, and Melbourne's vibrant CBD all within a 13km radius, you're perfectly positioned for both comfort and connectivity. Don't let this exceptional opportunity pass you by. Take charge of your financial future today and reap the rewards for years to come. Invest smart, live well. Reach out now to secure your slice of prosperity!

**DOUGLAS KAY REAL ESTATE**  
280 HAMPSHIRE ROAD  
SUNSHINE VIC 3020