

**88 Tyquin Street, Laverton, Vic 3028**



**Sold House**

Thursday, 15 February 2024

88 Tyquin Street, Laverton, Vic 3028

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 534 m2**

**Type: House**



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**\$540,000**

88 Tyquin Street is a charming brick veneer house located in the desirable suburb of Laverton. Situated on a generous 534m<sup>2</sup> block of land, this property offers an excellent opportunity for investors and developers alike. Currently tenanted on a month-to-month lease, this property presents a versatile option with potential for immediate rental income or future development.

**Key Features:**

- Bedrooms:** This property boasts three well-proportioned bedrooms, providing ample accommodation for a small to medium-sized family or tenants. The bedrooms offer comfortable living spaces with the potential for customization according to personal preferences.
- Land Size:** With a substantial land size of 534m<sup>2</sup>, this property offers various possibilities for expansion and development. The large block provides ample space for outdoor activities, landscaping, or potential future construction.
- Current Tenancy:** Currently, the property is tenanted on a month-to-month lease, making it an attractive option for investors seeking immediate rental income. The current rental yield stands at \$1304 per calendar month, offering a steady return on investment.
- Development Potential:** One of the standout features of this property is its town planning permit to construct three dwellings. This permit opens exciting possibilities for developers looking to maximize the potential of the land. With the opportunity to create multiple residences, this property offers excellent prospects for those interested in capitalizing on the demand for housing in the area.

**Location:** The benefit from its convenient location offers a peaceful suburban environment while being near essential amenities and transportation options. Residents can enjoy easy access to local schools, parks, shopping centres, and public transport, enhancing the overall appeal of the property.

In conclusion, 88 Tyquin Street, Laverton, presents an exceptional investment opportunity. Don't miss the chance to explore the numerous possibilities this property has to offer.