

9 Livingstone Street, Ivanhoe, Vic 3079

Miles
EST. 1924

Sold House

Tuesday, 17 October 2023

9 Livingstone Street, Ivanhoe, Vic 3079

Bedrooms: 1

Bathrooms: 2

Area: 1050 m2

Type: House



David Blythe
0413283303



Paul Evans
0408144181

\$3,520,000

SOLD by Miles Real Estate Situated directly opposite Ivanhoe Commercial Precinct, this substantial site with a long-term medical practice enjoys a solid income stream with tremendous potential to add value in the medium to long term (STCA)-

Leased to Livingstone Street Clinic- New five (5)-year lease returning approximately \$150,000 per annum plus GST- Tenant pays all usual outgoings (excluding Land Tax)- One further option of five (5) years- Land area: 1,050 sq. metres (approx.)- Zoned: General Residential Schedule 3- Opposite Ivanhoe Plaza (Coles, Bakers Delight, Degani), cafes, restaurants and a variety of National Brand retailers on Upper Heidelberg Road- Minutes to Ivanhoe Railway Station and well serviced by a number of Bus Routes- 9 kilometres (approx.) from Melbourne's CBD- A "Set and Forget" investment with tremendous potential at a later stage Terms: 10% Deposit Balance 60/90 Days