

**94 Eleventh Street, Mildura, Vic 3500**

**AREA SPECIALIST**

**House For Sale**

Tuesday, 23 April 2024

94 Eleventh Street, Mildura, Vic 3500

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



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**\$300,000 - \$330,000**

Its Addressed: Step into the real estate market with this practical 3-bedroom home, perfectly priced for first-time buyers or investors. Located in Mildura, this property offers a straightforward, no-fuss living space with a focus on functionality and affordability. The home features a generous layout with a combined kitchen, dining, and living area, tailored for simple and efficient daily living. Situated near the Suni TAFE Campus, sporting ovals, and schools, it places essential amenities within easy reach, making it an ideal choice for those looking for convenience on a budget. Currently tenanted and bringing in \$330 per week on a periodical lease, this property is already performing as an investment. Equipped with basic comforts like evaporative cooling, natural gas heating, and a gas cooktop, it meets all the essential needs without the luxury price tag. The manageable 585m<sup>2</sup> block is low maintenance, perfect for those who prefer to spend their weekends enjoying life rather than tending to a yard.

**Key Features:** 3 Bedrooms, 1 Bathroom, 2 Car Space

**Functional Living Areas –** Combined kitchen, dining, and living room

**Convenient Location –** Close to educational facilities, sports fields, and more

**Income Potential –** Currently rented for \$330 per week

**Essential Comforts –** Evaporative cooling, natural gas heating, gas cooktop

**Easy to Manage –** Low-maintenance 585m<sup>2</sup> block

Don't miss out on this budget-friendly home perfect for getting your foot in the door of property ownership or expanding your investment portfolio. Book your inspection today! For more Real Estate in Mildura contact your Area Specialist.

**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 with any pertinent matters.