

Address available on request, Waurnd Ponds, Vic 3216



House For Sale

Monday, 27 November 2023

Address available on request, Waurnd Ponds, Vic 3216

Bedrooms: 9

Bathrooms: 9

Area: 570 m2

Type: House



Deepak Miglani
0422107367



Ash Sharma
0488823493

\$1,250,000

Land Titles in Dec 2023
Exciting Investment Opportunity: H&L Package - Rooming House with 9 Bedrooms and 9 Ensuites in Waurn Ponds!
Discover the epitome of smart investing with this exclusive Rooming House and Land Package in the highly sought-after Waurn Ponds, offering a lucrative blend of premium accommodation and strategic location.
Property Features: Versatile Living: This expansive 9-bedroom residence, each with its own ensuite, caters to the growing demand for quality shared living spaces, making it an ideal investment for consistent rental returns.
Attractive Investment: Priced at \$1,250,000, this property boasts a remarkable gross rental return potential between \$120,000 - \$140,000 per annum, ensuring a sound and attractive investment opportunity.
Strategic Location: Situated in close proximity to Deakin University, hospital facilities, and the train station, this property capitalizes on the high demand for accommodation from students and medical professionals alike.
Positive Cashflow: The Rooming House model presents a positive cashflow benefit, making this investment not only financially prudent but also a strategic addition to your portfolio.
Convenient Access: With easy access to transportation hubs and key amenities, tenants will appreciate the convenience of living in close proximity to essential services.
Stable Returns: The strategic location ensures stable and consistent rental returns, providing a reliable income stream for the discerning investor.
Ideal for Deakin University Community: Perfectly positioned for students, faculty, and staff, this property taps into the demand for quality housing within the university community.
Potential for Growth: Waurn Pond's continuous development and proximity to key facilities promise not only stable returns but potential capital growth over time.
Don't miss your chance to capitalize on this remarkable Rooming House and Land Package. With a prime location and impressive financial prospects, this investment promises a rewarding and secure addition to your property portfolio. Enquire now and unlock the potential of this strategic real estate opportunity!
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