

# 1-4/1 Edgar Street, Colac, Vic 3250

## Block Of Units For Sale

Wednesday, 12 June 2024



1-4/1 Edgar Street, Colac, Vic 3250

Bedrooms: 10

Bathrooms: 7

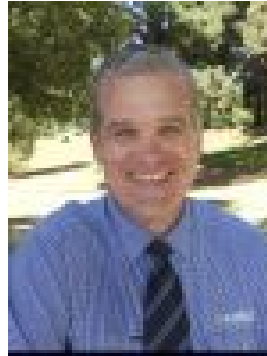
Parkings: 7

Area: 2227 m2

Type: Block Of Units



Lorin Fisk  
0435715800



Michael Stewart  
0418520467

**\$1,425,000**

1-4/1 Edgar Street, Colac and 6, 6A and 6B William Street, Colac On offer is not one, not two but seven self-contained units in one of Colac's most desirable residential areas. Situated just a short walk to town and to Lake Colac, the location is within close proximity to Colac Primary School and two of the region's largest employers, AKD Softwoods and Australian Lamb Company. Recently providing an attractive gross return of 6.27%, with potential for increased rental in the future, this is a fantastic opportunity for investors to increase their portfolio. Unit 1/1 Edgar Street - 2 bed, 1 bath, 1 car ☐- Gas heater, kitchen with electric cooking Unit 2/1 Edgar Street - 2 bed, 1 bath, 1 car ☐- Recently received a fresh coat of paint, updated shower and new floor coverings Unit 3/1 Edgar Street - 1 bed, 1 bath, 1 car ☐- Gas heater, gas cooking Unit 4/1 Edgar Street - 1 bed, 1 bath, 1 car ☐- Gas heater, electric cooking Unit 1/6 William Street - 2 bed, 1 bath ☐- Gas heater, electric cooking, large bathroom with bath and separate shower Unit 2/6 William Street - 1 bed, 1 bath 1 car ☐- Gas heater, electric cooking, polished floorboards Unit 3/6 William Street - 1 bed, 1 bath, 1 car ☐- Gas heater, electric oven, polished floorboards Inspections is strictly by appointment. Please contact our sales team to arrange an appropriate time. DISCLAIMER: While utmost care has been taken to verify the accuracy of the information provided above, it should not be construed as a representation by the vendor or the agent/agency. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.