

**1-4/246 Walnut Avenue, Mildura, Vic 3500**



**Block Of Units For Sale**

Thursday, 11 July 2024

1-4/246 Walnut Avenue, Mildura, Vic 3500

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 6**

**Area: 698 m2**

**Type: Block Of Units**



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**\$1,100,000 - \$1,200,000**

246 Walnut Avenue consists of 2 x 1-bedroom and 2 x 2-bedroom units, all spacious and filled with natural light. The property is centrally located with uninterrupted views of Syd Mills Park and close proximity to the bustling city. Both the building and the apartments are in fantastic condition, ensuring a seamless transition for the new owner. Healthy Income, Growth Potential and Lifestyle: The complex has shown an average gross income of \$165,080 per year over the past 3 years. This solid performance makes it ideal for a local investor to drive the business to greater heights or, like the current owner, operate it remotely part-time with outstanding returns. With plenty of room for growth, this rare opportunity is perfect for someone looking to invest in a thriving business and secure a marvellous property freehold. Sold as a going concern, the sale includes all plant, equipment. Current website, website listing, and training can be provided should the buyer or company require making it a turnkey operation. This opportunity is perfect for anyone ready to say goodbye to the traditional 9-5 workday and run their own business.

- Prime Freehold Residential Apartment Complexo
- 2 x 1-bedroom units
- 2 x 2-bedroom units
- Spacious and filled with natural light
- Off-street parking for 6 cars
- Exceptional and Proven Business Model
- Operated for short-term accommodation with excellent returns
- Average gross income of \$165,080 per year over the past 3 years
- Central and Desirable Location
- Uninterrupted views of Syd Mills Park
- Close proximity to the bustling city
- Well-Maintained Property
- Both the building and the apartments are in fantastic condition
- Low maintenance
- Seamless transition for the new owner
- High Investment Potential
- Ideal for local investors or remote part-time operation
- Significant room for growth and increased returns
- Comprehensive Sale Package
- Includes all plant and equipment
- Optional website, current listings, and training available
- Perfect for a Lifestyle Change
- Opportunity to run your own business and leave the traditional 9-5 workday behind

Private Inspections Available

- Information memorandum and Vendor Statement available upon request

Don't miss out on this lucrative investment. Contact us today!