

**1-6/7 Fawkner Street, Aberfeldie, Vic 3040**



**Block Of Units For Sale**

Thursday, 11 July 2024

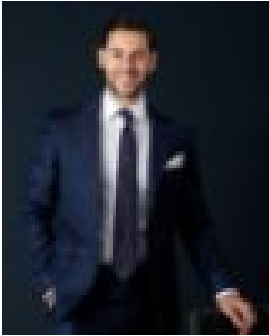
1-6/7 Fawkner Street, Aberfeldie, Vic 3040

**Bedrooms: 10**

**Bathrooms: 6**

**Parkings: 4**

**Type: Block Of Units**



Alexander Magliolo  
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George Metax  
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## EOI- \$2,200,000 - \$2,300,000

Expression of interest closing Tuesday 6th August at 5:30pm INSPECTION TO ALL UNITS IS VIA PRIVATE APPOINTMENT ONLY. Calling all savvy investors with a sharp eye for opportunities! Positioned perfectly in a highly desirable lifestyle location, this unique collection of six units presents an exceptional investment prospect with significant potential for further enhancement to maximize rental appeal. The property consists of four two-bedroom and two one-bedroom units, situated within a well-maintained complex offering a mix of renovated and original designs. Each unit features spacious layouts, ample natural light and convenient undercover parking.

- Outstanding investment opportunity with substantial potential
- Six units on separate titles
- Configuration: 4 x 2-bed/1-bath + 2 x 1-bed/1-bath
- Short stroll to shops, parks, schools, and the river
- Land approximately 640sqm with parking for 4 vehicles
- General Residential Zone (R1Z)

Located in a prime lifestyle destination, this property is highly appealing to tenants with nearby attractions such as Maribyrnong River trails, Aberfeldie Park, Poynton's Nursery, Buckley Street's vibrant shops and cafes, and convenient access to local bus routes. Essendon Station, CityLink, Highpoint Shopping Centre, and North Essendon Village are also easily accessible, enhancing the property's attractiveness for prospective tenants.