

**1&2/95 Benalla Street, Benalla, Vic 3672**

**Block Of Units For Sale**

Monday, 8 July 2024



**1&2/95 Benalla Street, Benalla, Vic 3672**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 900 m2**

**Type: Block Of Units**



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**\$360,000**

With the block running between Benalla and Mackellar Streets, the opportunity for further development (STCA) is enormous. Not only is the block generous in size, it also has rear access - perfect for an extra unit or two to increase the return on the property. Currently comprising 2 x separate units (both separately metered) as follows -Unit 11 bedroom unit with combined kitchen/lounge with gas cooker and polished boards, reverse cycle, electric air conditioner, bedroom with built in robe and combined bathroom / laundry. Unit 22 bedrooms, both with built in robes, combined kitchen / dining with gas cooker and vinyl flooring, separate lounge with new split system air conditioner, combined bathroom / laundry and separate toilet. Extra features include a double carport, shared between the units, low maintenance gardens and grounds and a lock up, older style shed with tilt door. Currently returning \$475 per week, representing a 6.86% gross return on the asking price. Don't miss this great opportunity with scope to improve and prosper. Call our office today to arrange your viewing.