

**1-5/103 Hertford Road, Sunshine, Vic 3020**

Douglas**Kay**

**House For Sale**

Thursday, 11 July 2024

1-5/103 Hertford Road, Sunshine, Vic 3020

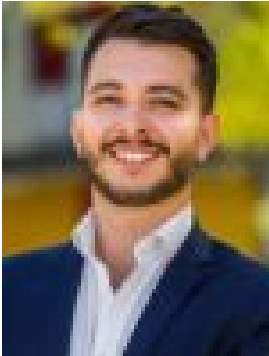
**Bedrooms: 10**

**Bathrooms: 5**

**Parkings: 5**

**Area: 739 m2**

**Type: House**



Peter Kay

0401532886

**5 x Units: \$1,590,000 - \$1,690,000**

**\*\*Inspect By Private Appointment\*\***First time offered by the original family. This substantial 739m2 corner position provides incredible future scope to lift the investment via rental increase and upgrades. 5 units on offer under one title. All properties will come with safety complaint reports at settlement. Projected Income After Market Review \$90,000 - \$100,000\* per year approx. All expired leases are on month to month and the new buyer to increase. All Separately metered for electricity & water & gas where appropriate. Unit 1: 3 bedroom, 1 bathroom. Market Rental \$400 per week. \*Unit 2: 2 bedroom, 1 bathroom. Market Rental \$360 per week. \*Unit 3: 1 bedroom, 1 bathroom. Market Rental \$340 per week. \*Unit 4: 2 bedroom, 1 bathroom. Market Rental \$360 per week. \*Unit 5: 2 bedroom, 1 bathroom. Market Rental \$360 per week. \*Future development is a guarantee as the residential zoned land is a whopping 739m2\* with huge frontages. Clear at first glance, the site is also a substantial development site for a dream home or multiple townhouse development. A strategic purchase with wide appeal for long or short terms plans. The central position is serviced with Hampshire Road, Sunshine Marketplace & Plaza, Sunvale Community Park, Sunshine Station and a plethora of schools. This is definitely a once in a lifetime opportunity not to be missed. \* approx DOUGLAS KAY REAL ESTATE 280 HAMPSHIRE ROAD SUNSHINE VIC 3020