

**132 Southern Road, Heidelberg West, VIC, 3081**



**House For Sale**

Wednesday, 25 September 2024

132 Southern Road, Heidelberg West, VIC, 3081

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Opportunity Knocks – Dual Residential Properties in Heidelberg West

A rare chance to secure two side-by-side residential properties in a thriving pocket of Heidelberg West. Whether you're a savvy investor, developer, or home buyer looking for potential, 132 & 134 Southern Road offers unparalleled flexibility and opportunity.

### Property Features:

#### • 132 Southern Road:

A well-maintained 3-bedroom, 1-bathroom home with a spacious living area and a large backyard, perfect for families or tenants. Ideal for renovation or rental income.

#### • 134 Southern Road:

Similar in layout to its neighbour, this property also offers 3 bedrooms, 1 bathroom, and a generous backyard. With scope for modern updates or redevelopment, it presents endless possibilities.

### Investment and Development Potential:

• **Dual Lots:** With over 1,294m<sup>2</sup> combined, these properties present a unique opportunity for multi-dwelling development (STCA) or a long-term investment in a fast-growing suburb.

• **Prime Location:** Centrally located in Heidelberg West, just minutes from schools, parks, shopping centres, and public transport. Easy access to major roads and a short drive to Heidelberg's medical precinct and La Trobe University.

• **High Rental Yield:** Both homes are tenanted, making them ideal for investors looking for reliable income streams.

This is an exceptional opportunity to acquire two adjoining properties with immense potential for future growth or redevelopment. Whether you're looking to renovate, develop, or hold for capital growth, 132 & 134 Southern Road are the perfect investment in a booming location.

Photo ID required at all open for inspections.

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