

**133 Mckell Avenue, Sunbury, Vic 3429**



**House For Sale**

Friday, 17 May 2024

133 Mckell Avenue, Sunbury, Vic 3429

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 594 m2**

**Type: House**



Lisa Totaro  
0410144215



Daniel Scarano  
0448735298

**\$495,000 - \$530,000**

An amazing opportunity awaits! Truly enticing and truly unbelievable. The buyer required for this property is a buyer who likes to think outside the box! If you are looking for an opportunity to maximise and improve your wealth, then look no further than 133 McKell Avenue right here in the heart of Sunbury. The Rooming House concept is taking Victoria by storm and becoming more popular each year with many savvy buyers finding these projects to be extremely profitable with potential income of \$120,000 to \$130,000. All 9 studios will be self-contained, including ensuites and kitchenettes, allowing tenants to enjoy their own private space, or enjoy the company of others with the addition of a communal kitchen and laundry. When location is important this address doesn't get any better, being only a short stroll from walking tracks, parklands, Sunbury's best schools, sporting facilities and a 20-minute walk approx. into Sunbury Town Centre, Train Station and on a generous block of 594m<sup>2</sup> approx. With plans that include working drawings and engineering already in place you are at the finish line to obtain building permits to construct a purpose built 9-bedroom rooming house, which makes this project a "no brainer". Don't miss this "too good to be true" opportunity! For more information or any further documentation, please feel free to make contact as soon as possible! Current dwelling property features include:- Three other bedrooms all with built in robes- Open kitchen/meals area- Main central bathroom with separate toilet- Front spacious living area- Laundry with direct outdoor access- Single carport with handy drive through access to the backyard- Garden/ tool shed Don't miss this "too good to be true" opportunity! Get in to check this one out or feel free to reach out for any further enquiries with regards to concept drawings etc