

16 & 18 Sparks Road, Norlane, Vic 3214

House For Sale

Wednesday, 10 July 2024

16 & 18 Sparks Road, Norlane, Vic 3214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 963 m2

Type: House



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\$740,000 to \$820,000

Discover an exceptional investment opportunity in the heart of Norlane, minutes from the new Geelong Terminal and Geelong CBD! With two tenanted homes across two titles, this rare dual occupancy/development property offers significant potential for astute investors and developers alike. Located at 16 & 18 Sparks Road, this combined 963m² (approx.) allotment with a 26 meter frontage and 36 meters deep, comes with plans and permits already approved for three modern townhouses, making it an ideal venture. Whether you're looking to develop immediately, invest for future gains or live-in one and lease the other, 16 & 18 Sparks Road offers unparalleled potential and a promising return on investment ensuring a successful property venture!

Two stand-alone properties across two titles - currently with long-standing tenants on month-by-month rental agreements whom are keen to stay:

- 16 Sparks Road: 476m² - 2-bedroom, 1-bathroom, leased for \$470 per fortnight
- 18 Sparks Road: 487m² - 2-bedroom, 1-bathroom, leased for \$520 per fortnight

Total: 963m² (approx.) of land with total rental return of \$990 per fortnight! Prime Location: Minutes from local amenities, schools, public transport, and the Corio Shopping Centre. Just 70 km from Melbourne CBD, offering an easy commute via the Princes Highway. Approved Plans & Permits: Council-approved for three stylish townhouses. Plans and Permits available on request. High Investment Potential: Strong rental returns and poised for significant capital growth. Convenience & Lifestyle: Close to Geelong's CBD, Princes Highway, and the beautiful Geelong Waterfront. Why Invest Now? Gentrification Opportunity: Norlane is primed for gentrification, making now the opportune time to get into the market. Benefit from the area's transformation and increasing property values. Property Highlights: Existing homes generating rental income while you prepare for development. Versatile opportunity for developers to build and sell or hold for long-term investment. Ideal for investors seeking a solid addition to their portfolio in a high-growth area. Don't miss this outstanding opportunity to secure a prime piece of real estate. Seize this chance to capitalize on Norlane's growth and secure your future in one of Victoria's most promising suburbs! Act now! Phone Oz on 0420 765 539 or email sales@everywhere.com.au for further information.