

**25 Leonard Street, Mildura, Vic 3500**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 10 July 2024

25 Leonard Street, Mildura, Vic 3500

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 604 m<sup>2</sup>**

**Type: House**



Lukas Pedder  
0426203693

**\$264,000 - \$290,400**

Its Addressed: Welcome to 25 Leonard Street, Mildura! This unique property offers great potential as a rental or a renovation project. With recent flooring improvement and a variety of features, this home is waiting for the right touch to turn it into a gem. Property Facts: Bedrooms: 4 (2 with built-in robes, 1 upstairs, 1 in garage/bungalow) Bathrooms: 2 (1 inside, 1 in bungalow) Living Areas: Front lounge with gas heater and wall unit Kitchen: Gas stove, ample bench space Special Features: Upstairs room over carport, outside laundry with second bathroom and extra bedroom or office, single-car garage and additional car port Outdoor Area: Good-sized backyard with open shedding, access to park behind Why You Should Consider This Property: This property offers an excellent investment opportunity due to its affordable price and strong rental potential, with an appraisal of \$420-\$460 per week once rental standards are met. Its unique character provides a fantastic canvas for renovation, allowing you to add significant value. Located a short drive from Mildura CBD, this home is conveniently close to all amenities. No. 1 Oval is just around the corner, perfect for recreation and sports. The proximity to parks and local amenities adds to the appeal for both renters and future buyers. Whether you're looking to create your dream home or a lucrative rental property, 25 Leonard Street presents a unique opportunity. Don't miss out on this chance to secure a property with great potential in a prime location. Contact us today to arrange a viewing! For more Real Estate in Mildura contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.