

283 Bell St, Preston, VIC, 3072



House For Sale

Friday, 30 August 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Development Potential with Rental Income or Renovation Dream for First Home Buyers

Unlock the potential of this premium site in a vibrant and highly sought-after location. This property offers developers an unparalleled opportunity to create something truly special, while also being ideal for first home buyers looking to renovate and make it their own.

Key Features:

- Generous Land Size: A substantial land parcel, perfect for multi-unit development (STCA) or a spacious family home.
- Strategic Location: Situated on bustling Bell Street, with easy access to public transport, shopping precincts, and major arterial roads.
- Strong Rental Yield: The existing structure provides excellent rental income, offering immediate cash flow as you plan your development or renovation.
- Endless Possibilities: Developers can retain and renovate or redevelop into a lucrative multi-residential project, while first home buyers have the chance to transform this property into their dream home.
- High Demand Area: Preston's rapid growth and transformation make this a prime spot for residential or mixed-use development, with strong appeal to both investors and homeowners.

This is a rare chance to secure a significant piece of Preston's future. Whether you're a developer seeking a profitable project or a first home buyer eager to create your perfect space, this property offers the best of both worlds.

Land size: 453m² approx

Deposit: 10% of the purchase price

Settlement preference: 45/60/90 days

Rental assessment: \$480-\$520 per week (currently leased at \$491 per week)