

440 Murray Street, Colac, Vic 3250



House For Sale

Wednesday, 10 July 2024

440 Murray Street, Colac, Vic 3250

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 776 m2

Type: House



Lorin Fisk
0435715800



Stephen Lugg
0417556098

\$635,000

Discover this delightful 3-bedroom home perfectly positioned in a central location, just down the road from the local fruit shop and pharmacy. This residence features an updated kitchen and bathroom, ensuring modern comforts and style. The home is north facing and with spacious rooms, allowing for abundant natural light to fill the home, while the brick veneer construction and new roof provide durability and peace of mind. The backyard offers privacy and with parking for two vehicles, convenience is at your doorstep. Additionally, on the same block, you'll find a fully self-contained one bedroom unit. This unit is ideal for those seeking an extra income stream, as it is currently tenanted on a fixed lease until October 2024 and achieving \$290 per week. 440 Murray Street offers an exceptional investment opportunity with dual-income potential. The main residence (recently appraised to achieve \$450 per week), with its modern updates and spacious layout, is perfect for attracting quality tenants or for use as a family home. Meanwhile, the fully self-contained unit offers a steady rental income, making it a savvy addition to your investment portfolio. Whether you're a seasoned investor or just starting out, this versatile property in a prime location promises strong rental returns and capital growth potential. Contact the team today to arrange a viewing.