

**53 Flanagan Street, Tarneit, Vic 3029**

**House For Sale**

Wednesday, 19 June 2024



53 Flanagan Street, Tarneit, Vic 3029

**Bedrooms: 5**

**Bathrooms: 6**

**Parkings: 2**

**Type: House**



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## Contact Agent

Strategically positioned to embrace the best of what Tarneit has to offer, this residence is conveniently situated near Tarneit Station with easy freeway access, boasting proximity to public transportation, bus stops, and a selection of schools.\*Key Features Include\*\*Land Size:\* 448 SQM north facing\*House Size:\* 28 Squares (28 sq house)\*Room Configuration:\* 5 bedrooms, each highlighted by luminous en-suites and walk-in robes\*Living Spaces:\* A blend of refined formal and relaxed living spaces, including an expansive formal lounge\*Modern Kitchens:\* 2 modern kitchens equipped with stainless steel appliances\*Open-Plan Design:\* Open-plan kitchen and dining area flowing seamlessly into a spacious family zone\*Comfort:\* Air conditioning in each room\*Convenience:\* Separate laundry with convenient side access\*Outdoor Area:\* Low-maintenance outdoor area\*Parking:\* Double remote-controlled garage\*Accessibility:\* Ramp for accessibility using wheelchair. This disabled access ramp has been certified by professionals.\*Additional Highlights:\*\*Registered Rooming House Occupancy Permit:\* This property holds a registered rooming house Occupancy Permit approval, ensuring compliance with regulations and facilitating seamless operations.\*Passive Income Generation:\* Current rental income per month (all rooms are currently tenanted): Bedroom 1: \$1,150 Bedroom 2: \$1,175 Bedroom 3: \$1,200 Bedroom 4: \$950 Bedroom 5: \$1,200 Total gross rental income per year: \$68,100\* Rental Yield: Approximately 7.40%\*\*Investment Potential:\* Promises a strong return on investment, ideal for astute investors.NDIS: This property is suitable for easy conversion to NDIS accommodation, with required permits (Class 1B) already in place. It just needs sign-off from a certified NDIS assessor for more passive income. Features include a disabled toilet, wider door entry, wider walkways, and automated door opening with switch operation, all meeting NDIS regulations For more information and to schedule your inspection, contact \*Sudheer Reddy at 0452 384 994\* today!\*Disclaimer:\* The information provided is deemed reliable but not guaranteed. \*Reddy G Real Estate and its affiliates do not warrant the accuracy or completeness of the information and disclaim any liability for errors or omissions.\* Prospective buyers are advised to conduct their own independent investigations, inquiries, and due diligence regarding the property.