

**82 Erskine Road, Winter Valley, Vic 3358**



**House For Sale**

Sunday, 10 March 2024

82 Erskine Road, Winter Valley, Vic 3358

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Zac Boland

0343174949

**\$625,000 - \$645,000**

Introducing 82 Erskine Road, Winter Valley – a distinguished residence that embodies comfort, style, and investment potential. Boasting four bedrooms, two bathrooms, and a spacious two-car garage, this property is situated on a generous 513m<sup>2</sup> land parcel. Currently, this exceptional home is tenanted until January, securing a steady rental income of \$465 per week. This not only provides a reliable return on investment but also adds a layer of stability for discerning investors. Beyond its immediate charms, 82 Erskine Road offers more than meets the eye. One notable feature is the potential for side access, a valuable asset for those considering caravan parking or the prospect of erecting a shed (STCA). This additional amenity opens doors to possibilities, making this property even more enticing for those with a keen eye for future developments. Located in a sought-after location, close to all current and future amenities, this Winter Valley gem presents an ideal opportunity for astute investors to capitalize on the current rental market and explore the untapped potential within its walls. Whether you're expanding your investment portfolio or seeking a property with both immediate returns and future growth possibilities, 82 Erskine Road stands as a prime choice. Seize the chance to secure not just a property but an investment in a promising future. Schedule a viewing today to experience firsthand the allure and potential that this residence brings to the discerning investor. (Photo ID is Required at all Open For Inspections) At YPA Ballarat "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency