

9 Hudson St, Beaconsfield, VIC, 3807



Sold House

Sunday, 1 September 2024

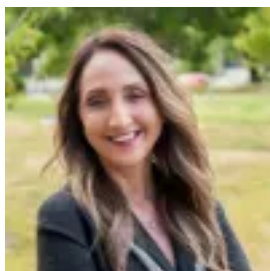
9 Hudson St, Beaconsfield, VIC, 3807

Bedrooms: 7

Bathrooms: 3

Parkings: 7

Type: House



Julie Petty

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An Unmissable Opportunity (By Private Appointment Only)

Set on a spacious 806m² (approx.) block on a quiet cul-de-sac just a short walk to Beaconsfield train station, this registered fully furnished rooming house features 7 private rooms offering a unique opportunity for an investor. Alternatively, there's an opportunity to redevelop (STCA).

*2022/23 budgeted Gross Income \$75,000.00 (with potential for huge increase in the coming year)

*Return between 6.2% to 6.7%

*6 fixed term leases in place

With a lovely front façade and cottage-style feel, it includes a long driveway suitable for multiple-car parking and a single-car garage for parking and storage. Step inside via a smart lock system to discover a well-kept and well-presented share home with dark hardwood flooring, fresh white walls, and high ceilings.

An open kitchen and meals area includes a modern design with a gas cooktop and oven as well as tiled splashbacks.

Every bedroom includes secure digital locks on each door. The master bedroom also includes access to an ensuite, and another bedroom features built-in robes. The other bedrooms include external robes that will remain with the home. Two central bathrooms as well as an additional WC are also included for extra convenience.

Added extras include a dedicated laundry, ducted heating, evaporative cooling, NBN connectivity as well as a large and neat low-maintenance rear yard with an eco-friendly water tank and a pergola offering a quiet place to enjoy the gardens, dine alfresco or entertain.

Located just minutes from Beaconsfield town centre, Beaconsfield Primary, Berwick Primary and Brentwood Park Primary schools are all roughly 1km away.

Property Specifications:

*Seven-bedroom, three-bathroom property currently designed as a share house

*Excellent opportunity for an investor or redevelopment (STCA)

*Every room includes individual pin digital locks and a front door smart lock system

*Large rear garden with water tank and entertainer's pergola

*Located a short walk to Beaconsfield train station and minutes to town centre

Please note:

*The above figures are estimates and should not be relied upon by a purchaser. The returns are not guaranteed.

*Total annual expenses are based upon information provided by the vendor. They exclude potential costs that will vary according to the purchaser. Excluded cost include, but are not limited to, management and leasing fees, marketing cost, repairs and maintenance.

Contact Julie on 0477 557 966 to arrange your private inspection.