



 Professionals

For Sale



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920.0m<sup>2</sup>

## A Smart Investment on 920m<sup>2</sup> allotment

### Secure Income with Future Potential

Positioned close to shops and public transport, this spacious property presents an excellent opportunity for investors seeking immediate rental return with exciting future potential. Set on a generous 920sqm (approx.) allotment and currently leased on a fixed tenancy at \$420 per week, this is an investment ready to go from day one. The home offers three bedrooms, two bathrooms, a spacious formal lounge, kitchen and meals area, plus a versatile sunroom that could also serve as a fourth bedroom or additional living space.

Complete with three-car accommodation including one lock-up space, rear shedding and future townhouse subdivision potential (STCA), this is a property offering

### PRICE

\$540,000 - \$585,000

### ADDRESS

218 Woodham Avenue, Mildura, VIC 3500

### AGENTS

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