

SOLD

# Unit 1

2 Bedrooms  
Owner occupied

86 Racecourse Rd, Ascot

Value \$340/\$350 per week



Excellent investment opportunity - 3 homes on a 2,033m2 block. New Price!

4 Beds 3 Bath 3 Car 2,033 m2

**Price** SOLD for \$740,000  
**Property Type** Residential  
**Property ID** 668  
**Land Area** 2,033 m2

### Agent Details

Gavin Butler - 0427 887 766

### Office Details

Eaglehawk  
 42 Goldsmiths Road Eaglehawk, VIC,  
 3556 Australia  
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- **Ideal investment opportunity offering 3 homes on the one title - exceptional value at approximately \$275,000 per unit each**
- **One two bedroom unit and two single bedroom units with one owner occupier and tenants in the other two**
- **All units have been modernised to a high standard and are in excellent condition - the units can achieve \$270 to \$350 per week each in the current high demand rental market**
- **Long term tenants currently that are interested in remaining on as tenants**
- **Fabulous site of 2,033m2 offering further potential for the future subject to approval from regulatory authorities**
- **The site is zoned low density residential and is adjacent to the Bendigo Golf Club and a short distance to the Bendigo Jockey Club presenting many accommodation options for the business minded investor**
- **A rare opportunity to secure three properties with yields all on the one site in a high growth area**
- **Excellent location close to major events, all amenities, Bendigo airport, Epsom Village shopping centre, Epsom train station. It is a progressive area with a planned 3rd stage extension to Epsom Village having now commenced, Kentucky Fried Chicken restaurant is underway and a new child care centre is planned adjoining the Epsom Village. Vital Bendigo are building an over 55 Lifestyle Village in Golf Course Road close to this property and the Bendigo Golf Club**
- **Bendigo and Ascot have a very high demand for rental properties with virtually zero vacancy rates**
- **Currently in Ascot a 660m2 vacant block of land will cost you \$330,000 to \$360,000 and possibly more**

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