

86 Racecourse Rd, Ascot







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

- 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

📇 4 🔊 3 🗐 3 🖸 2,033 m2

SOLD for \$740,000 Price

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 03 5448 3322



This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.