

UNDER CONTRACT



3 Howard St, Epsom



Well presented family home plus fully self-contained unit

- Lovely family home with a separate unit on 767m² - two properties for the price of one!
- Rental estimate for the home is \$340 to \$350 per week and for the unit \$180 per week making this a great property for the investor looking for great yields. A simple fence to accommodate the division of the properties would be best. To rent the property overall to one tenant the rental return will be approximately \$460 per week
- The home has two bedrooms and a study/store room which has been used as a third bedroom in years gone by. The fully self contained unit has one large bedroom
- Fully self contained one bedroom brick unit in rear yard separately metered and in excellent condition. The unit has kitchen/meals/living and bathroom. A perfect opportunity to lease the unit out for additional income while you reside in the home
- For heating and cooling there is a gas heater and split system for comfort all year
- Extremely well presented open plan home plus unit making it an ideal investor property
- Walking distance to Epsom Primary school, bus stop, supermarket and all amenities
- This particular area is a very high growth area of Bendigo
- Large undercover entertainment area for family functions and a nice and very safe secure yard for the children
- Small lean too and garden shed and established gardens and lawns
- Inspections by appointment please - call Gavin on 0427 887766

This is a truly lovely home where the current family have enjoyed many years and all that the home and locale have to offer. Just a short walk to supermarkets and shops.

3 1 4 767 m²

Price	\$450,000 to \$475,000
Property Type	Residential
Property ID	898
Land Area	767 m ²
Floor Area	115 m ²

Agent Details

Gavin Butler - 0427 887 766

Office Details

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A fabulous property to live in or perfect for the investor.

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