

1 & 2/27 Lonsdale Street, HAMILTON, VIC 3300

Strong Development Opportunity Exists

Introducing this exceptional investment opportunity within walking distance of the CBD. This expansive allotment of approximately 1,000m² on two separate titles and one owner, has strong potential for further expansion or development (STCA)

The brick veneer units were built around 1975 and share a central wall. They both boast spacious living with generous kitchen and lounge areas. Unit 1 has a private courtyard and garden while Unit 2 encompasses the remainder of the large block.

Both units would benefit from an upgrade with excellent rental potential in this ideal, central location within walking distance to the town centre. The property will be sold with vacant possession ready for renovation and to set your own rental income.

Unit 1:

- Block size 293m², unit size 73m²
- 2 bedrooms
- Open plan kitchen/living room with dining space

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold
INTERNET ID: 300P162890

SALE DETAILS

\$480,000

CONTACT DETAILS

Hamilton
 89 Gray Street
 Hamilton, VIC
 03 5551 6600

Jo Frost
 0428 585 434

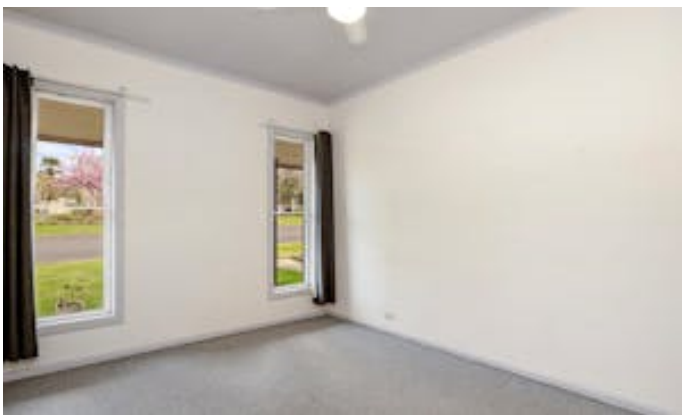
- Kitchen with excellent bench and storage room, electric cooking
- Gas heating
- Bathroom/laundry with walk in shower, wash trough and private toilet
- Sliding door to enclosed courtyard plus lower-level garden
- Vacant

Unit 2:

- Block size 712m2, unit size 83m2
- 2 bedrooms with built in cupboard
- Large kitchen with excellent bench and storage space, electric cooking
- Separated lounge with gas heating
- Bathroom/laundry with walk in shower, vanity and wash trough
- Separate toilet
- Back deck and large yard
- Tenanted

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 1,005.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

27 Lonsdale Street, Hamilton