



716A Gilbert Road Reservoir, VIC

Affordable Freehold. The Ideal Investment

Strategically positioned in a popular Village strip, in close proximity to parks, Edwardes Lake and public transport this is a rare opportunity to acquire an outstanding, versatile two-level freehold. This property has great potential and offers a wide variety of options and possibilities. Currently leased as a whole to one tenant, with a sublease in place for the unit

The lower level is currently configured as a news agency with a staff break room an office and a powder room. Enjoying independent access is a kitchen meals and bathroom joined by an internal staircase to a large living room and two bedrooms sharing a second bathroom.

- * Income: \$18,480 per annum plus GST and outgoings
- * Building area: 220m2 approx.
- * Land area: 271m2 approx.
- * R.O.W at rear to gated parking

Price: SOLD - \$901,000

Council Rates: \$0.00 p/q

Water Rates: \$0.00 p/q

Strata Rates: \$0.00 p/q



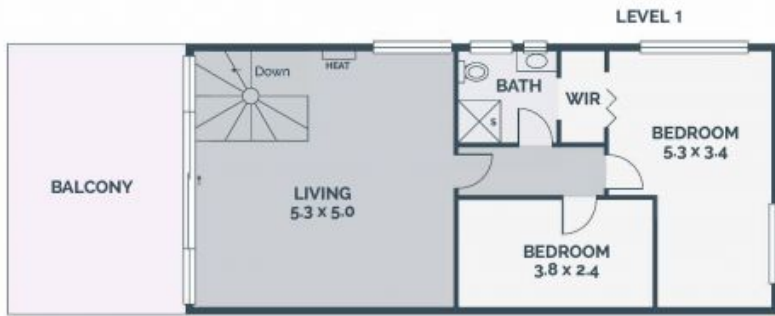
Javit Denizhan

sales3@lovere.com.au

Michael Sabelberg

0450 554 317

michael.s@lovere.com.au



GROUND LEVEL

Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.