



53 Stanley Avenue, Mount Waverley VIC 3149

URGENT SALE REQUIRED!! OFFICE AND SEPARATE RESIDENCE INVESTMENT!!

- Total land area 190m2 approx.
- Total building area 163m2 approx.
- Combined income \$30,567 pa approx.
- Comprising ground floor Office of 88m2 approx with 2 + 2 year lease (commenced March 2015) returning \$14,967 p/a plus GST plus 50% outgoings
- Also comprising immaculate 2 bedroom residence over two levels of 75m2 approx - Leased on a monthly tenancy at \$1300 per month
- Ample on-site parking at rear and council parking at front
- Further development potential (STCA)

Offices
FOR SALE

163sqm

Ray White

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