

**199 Arnold St, North Bendigo, VIC, 3550**



**House For Sale**

Friday, 15 November 2024

199 Arnold St, North Bendigo, VIC, 3550

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Russell Muir

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## **Bullet proof investment opportunity - Residential + Commercial! \$30k PA return!**

A fantastic opportunity awaits with this well-maintained property, offering spacious living, a large outdoor area, and multiple parking options-all within close proximity to Bendigo's thriving CBD. Ideal for investors, or potentially first home buyers wanting a passive income stream this property combines comfort with convenience.

Featuring a 2 bedroom residential tenancy plus a long secure lease attached to the post office ( please note the business is not for sale)

### Key Features:

- Two income streams \$11,256 PA secure commercial lease + \$19,240 P/A for the residential lease
- Four Undercover Parking Bays - Ample off-street parking, providing secure and sheltered space for vehicles, trailers, or additional storage.
- Built-In Robes - Each bedroom is fitted with built-in wardrobes, ensuring plenty of storage for all your essentials.
- Gas Heating - Keep cozy in the cooler months with efficient gas heating throughout the home.
- Split System Heating & Cooling - Comfort all year round with reverse cycle air-conditioning for both heating and cooling.
- Close to Schools - Walking distance to local schools, making it an ideal family location.
- Close to CBD - Just a short drive to the heart of Bendigo, offering easy access to shops, dining, entertainment, and public transport.

This property offers outstanding potential, with a fantastic layout, large outdoor area, and a location that can't be beaten. Whether you're looking for a family home or a savvy investment, 199-201 Arnold Street ticks all the boxes.

Don't miss your chance-contact us today to arrange a private inspection and make this gem yours!

For more information or to schedule an inspection, please contact Russell Muir on 0408 177 413, or Liam Jacques on 0499 978 773.