

27-32/1 Mairburn Road, Metung, VIC, 3904

RE/MAX Genesis

House For Sale

Sunday, 3 November 2024

27-32/1 Mairburn Road, Metung, VIC, 3904

Bedrooms: 12

Bathrooms: 6

Type: House

Villas for Sale - 27,28,29,30,31&32

Have you been looking for a great investment opportunity to own a few holiday villas in the heart of Metung, where every day feels like a resort-style vacation? Then this one is for you. This sale includes six two-bedroom, one-bath holiday villas. Villas 27/28/29/30/31, and 32 are being sold as a package deal at an incredibly good price. These villas have averaged a net ROI of 5% to 10% in the past few years.

Each villa is in excellent condition; the ultimate lifestyle package combines land, a stunning villa, and fully furnished interiors for your convenience. Each villa has its tile and is freehold, not leasehold.

These beautifully designed two-bedroom villas are your ticket to a world of leisure. Nestled in the vibrant community of Metung, you'll have endless boating, fishing, swimming, and water sports opportunities. And guess what? The waterfront hotel, cozy cafes, and charming boardwalks are just a short stroll away, making every day an adventure.

But that's not all! Each Villa is not just a holiday retreat for your own use; it's an investment, too. Here's what you'll get:

Each Villa 27/28/29/30/31 and 32 Presents:

- * Spacious kitchen, lounge, and dining area that opens up to a generous balcony
- * Comfortable main bedroom with built-in robes
- * Second bedroom with built-in robes
- * Central bathroom with a separate toilet
- * Modern split systems and ceiling fans throughout for your comfort
- * Access to incredible resort facilities, including a heated swimming pool and a fun-filled children's play area
- * Substantial depreciation allowance for tax benefits
- * Strata title ownership with a management rights contract, offering a strong gross yield

Worried about the hassle of property management? Don't be! With our on-site management agreement, they take care of everything, from bookings to cleaning and maintenance. Your investment will not only be well-maintained but also has the potential to generate income.

The Metung Holiday Villa grounds boast a heated swimming pool, BBQ areas, picnic spots, and a playground - perfect for quality time with family and friends. Plus, you can even share this fantastic property with another family, creating a unique syndicate arrangement.

Opportunities like this sought-after location are rare and in high demand. Don't miss out on making your dream lifestyle a reality - act fast, as this gem won't stay on the market for long!

Call DANIEL SCHOEMAN on 0417 824 769 for a private viewing.

Due Diligence Checklist

What you need to know before buying a residential property. Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only; you may need professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more by visiting the due diligence checklist page on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

Disclaimer: 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.

*Please note that the image indicating the boundary lines is an estimate only. The actual boundary lines for this property

are provided in the Section 32 / Vendor Statement.