



**1-3/34 Marie Crescent Wendouree VIC**

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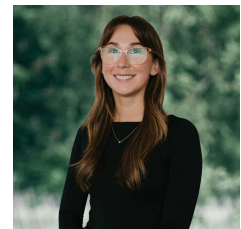
Located in the popular investment suburb of Wendouree, close to Stockland Shopping Centre, Wendouree train station, Lake Wendouree and quality schools is this rare already fully subdivided three unit complex being sold as one. All of the units are well maintained and leased to excellent tenants. Unit 1 is two bedrooms and returns \$235 p/w. Unit 2 is one bedroom and returns \$190 p/w. Unit 3 is one bedroom and returns \$195 p/w. Each unit comes with a single carport and low maintenance yard. Already showing a strong rental yield of around 5% (approx) there is also plenty of scope for further improvements and a stronger yield. Be quick to inspect!

**Price** : \$650,000 - \$690,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/residential/block-of-units/7849311>



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