



## 23 Park Close, Vermont FOR SALE

### Once in 47 year opportunity

Successfully marketed and Sold by Mark Kaaney Property - Positioned on an expansive 1011 sqm block in one of Vermont's premier tree-lined streets, this incredible opportunity which consists of 6 units located on the one title is an investment prospect like no other.

- The six units offer excellent rental returns with secure leases
- There is definite room to grow with rental yields over time
- Option to strata title the units and sell them individually
- All the units have been renovated over the past 5 years and are well-presented

Highlights of the units include:

- Hardwood flooring
- North-facing lounge
- Functional and sizeable kitchen/meals
- Relaxed bedrooms and quality bathroom
- Split system heating and cooling and ceiling fans x 3 in all units
- All units enjoy an outdoor area
- All units feature off-street parking

Location-wise, Park Close is in close proximity to great local shops on Canterbury Road, Brentford Square Shopping Centre, Forest Hill Chase, Eastland, Bellbird Dell Reserve, Vermont Reserve, Koomba Park, buses, Mitcham Station, and Eastlink. Also zoned for Vermont Secondary College and Vermont Primary School.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

### Features

Built-In Robes  
6 Open Spaces For Vehicles  
Air Conditioning

### Land size

1,011.00 Sqm



**Mark Kaaney**

Principal - Mark Kaaney Property

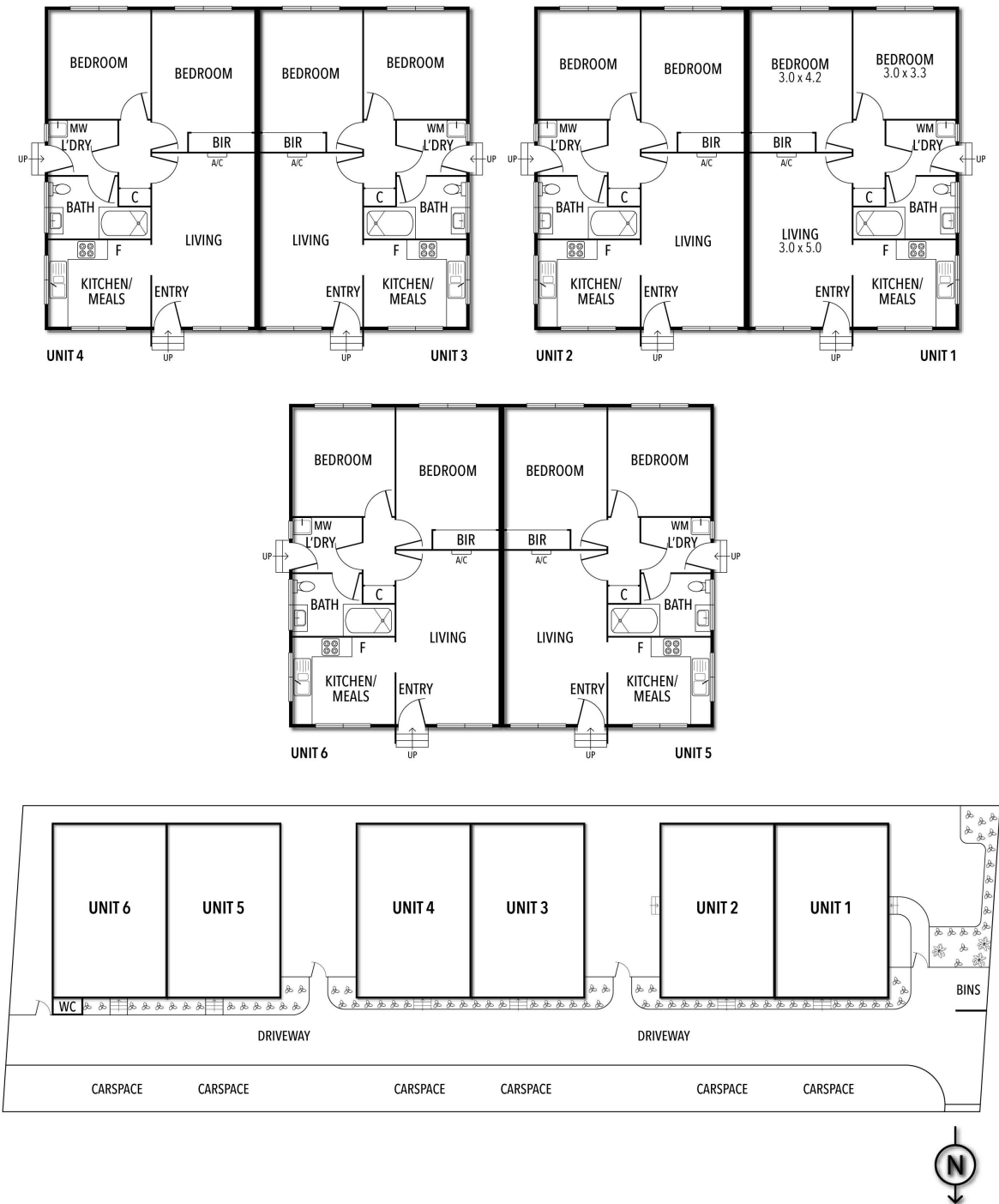
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23 PARK CLOSE, VERMONT



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Scale in metres. Dimensions are approximate. 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.