



9 Magnolia Grove DOVETON

3 1 2

An Opportunity Not To Be Missed!

Rarely does Doveton present an opportunity like this with a good sized liveable and rentable home on a great sized block of approx 626sqm giving the astute buyer the chance to do so many different things that only provide a positive outcome.

Currently rented out to our long-term fantastic tenant for \$300 PW. The current quaint 3-bedroom home with large living areas and move in or let it out for a higher yield or change its configuration and subdivide the block giving you room to build on the back while get a great rental income or let out the original home (STCA) or demolish it and start again! So many opportunities and all with win-win outcomes.

The location is an ever growing pocket of Doveton with many new homes and townhouses going up in replace of the older existing homes seeing this part of Doveton transform to a highly desirable area.

Property Features:

- 3 bedrooms
- central bathroom
- formal lounge

Leyton Real Estate Pty

9 Magnolia Grove, DOVETON



SITE PLAN 16.3M



GROUND FLOOR



DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.
All dimensions are approximate