

Davoren Park, 23 & 25 Clarendon Street

Exceptional Investment Opportunity with Dual Income Potential

Presented to the market by Hayden More, on behalf of the astute Vendors, is a unique chance to secure two homes on a single title. Whether you're looking to expand your property portfolio or take on a project to unlock future returns, this property offers incredible potential.

The two homes are mirror images of each other, with each featuring three well-sized bedrooms, a central bathroom with a separate toilet, and a light-filled lounge room at the heart of the layout. The open-plan kitchen and meals area adds functionality and practicality, making these homes well-suited for a variety of tenants.

Set on an expansive 875sqm (approx.) block, the properties benefit from large backyards that provide ample space for outdoor activities or future landscaping projects. While the homes may benefit from cosmetic updates, this presents a valuable opportunity to add

6 2 2

For Sale
\$800,000 - \$850,000

View
ljhooker.com.au/66M6FDC

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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significant value and increase rental appeal.

Tenant info:

- A combined rental income of \$650 per week
- 23 clarendon lease end date 23/06/2025
- 25 Clarendon lease end date 23/06/2025

Located in a highly convenient area, the property is within walking distance of Garden College - Elizabeth Campus and the John Hartley School. Nearby bus stops make commuting easy, while Stebonheath Park offers a great spot for recreational activities. For shopping and dining, Munno Para Shopping City is just a short drive away.

This is an exceptional opportunity to secure a dual-income property with untapped potential. Whether you're an investor or a buyer with a vision, this is a chance to make your mark.

Contact Hayden More today to arrange an inspection or to learn more.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



More About this Property

Property ID	66M6FDC
Property Type	House
House Size	188 m2
Land Area	875 m2

Hayden More 0448 762 846

Sales Representative | hayden.more@ljhces.com.au

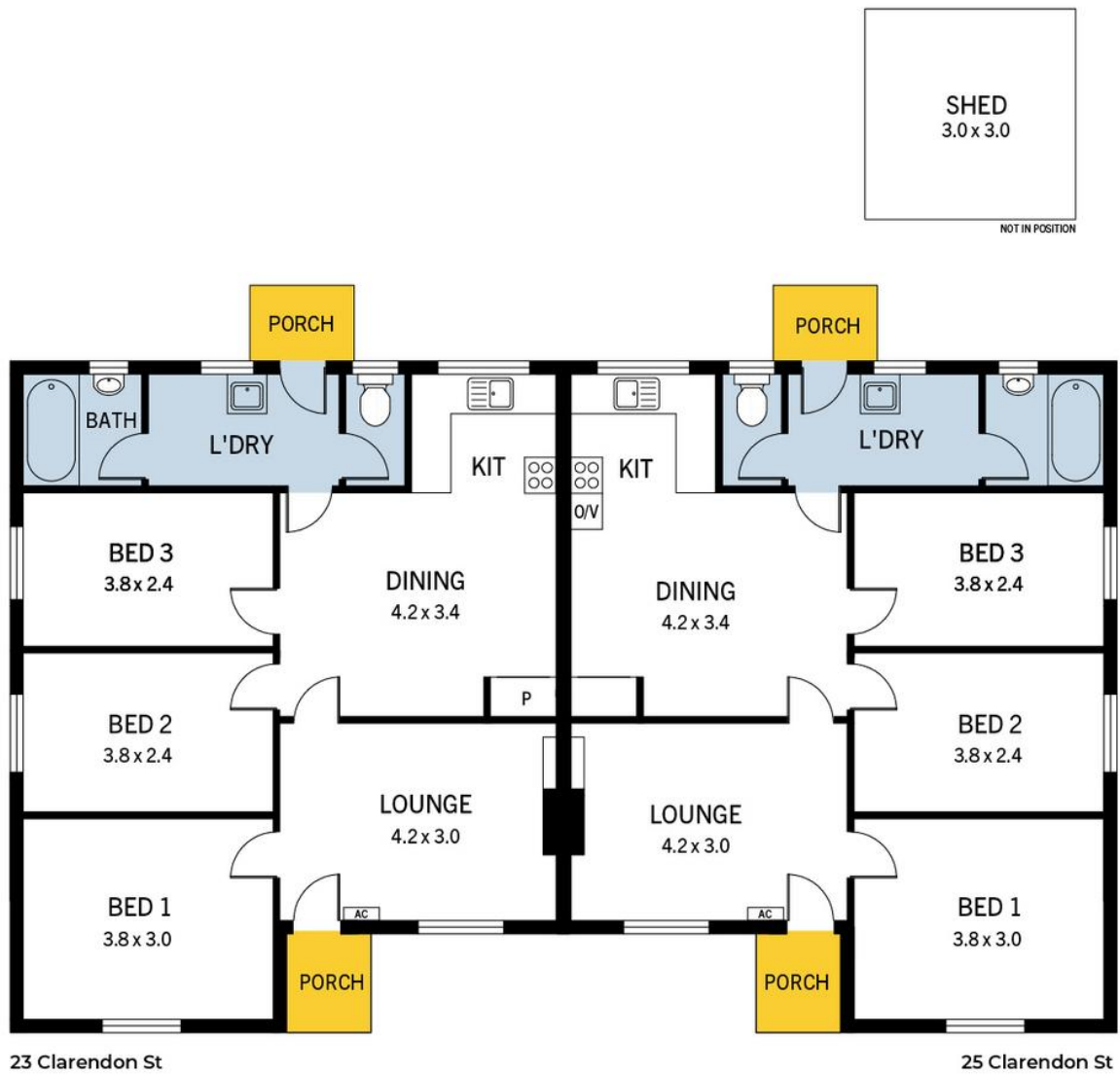
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23/25 Clarendon St, Davoren Park

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior
Exterior
Shed

155m²
12m²
9m²

176m²
TOTAL



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