






3 Clayton Drive, Herdsmans Cove

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High-yield investment with subdivision potential (STCA)

Secure immediate income and unlock future growth with this well-maintained, low-maintenance three-bedroom home positioned on a generous 672sqm block. Currently tenanted for \$465 per week (Leased till Oct 26) with quality tenants already in place, this is a reliable performer offering exceptional value in a high-demand pocket.

Solidly built with brick veneer construction, the dwelling has undergone a comprehensive refresh, including a brand-new kitchen, new reverse-cycle air conditioning, new hot water system, fresh flooring, and internal paint.

The fully fenced yard, multiple vehicle parking, and proximity to schools, shopping and public transport ensure consistent rental demand. For investors seeking uplift, the potential to subdivide (STCA) provides an opportunity to manufacture equity and boost yield over time.

Key Investment Highlights

Strong rental return of \$465/week with reliable tenancy
Solid brick veneer construction - ideal low-maintenance asset
Brand-new kitchen and modern upgrades

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

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.



New carpet, New flooring in all areas, paint, and new toilet
New Hot Water System
New 7.1KW Hisense Split System and NBN connectivity
Fully fenced 672sqm landholding with development upside
Parking for 3 vehicles - desirable for tenants
Council rates approx. \$1,675 p.a.
Close to schools, shops, parks and public transport
Opportunity to subdivide (STCA) - future value uplift

This is a set-and-forget performer with strong rental fundamentals today - and a rare chance to add equity tomorrow through subdivision (STCA). Opportunities delivering immediate cash flow and development potential are tightly held. Don't miss this one.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	DQJ1F
Property Type	House
House Size	104 m2
Land Area	672 m2
Including	Toilets (1) Secure Parking Fully Fenced

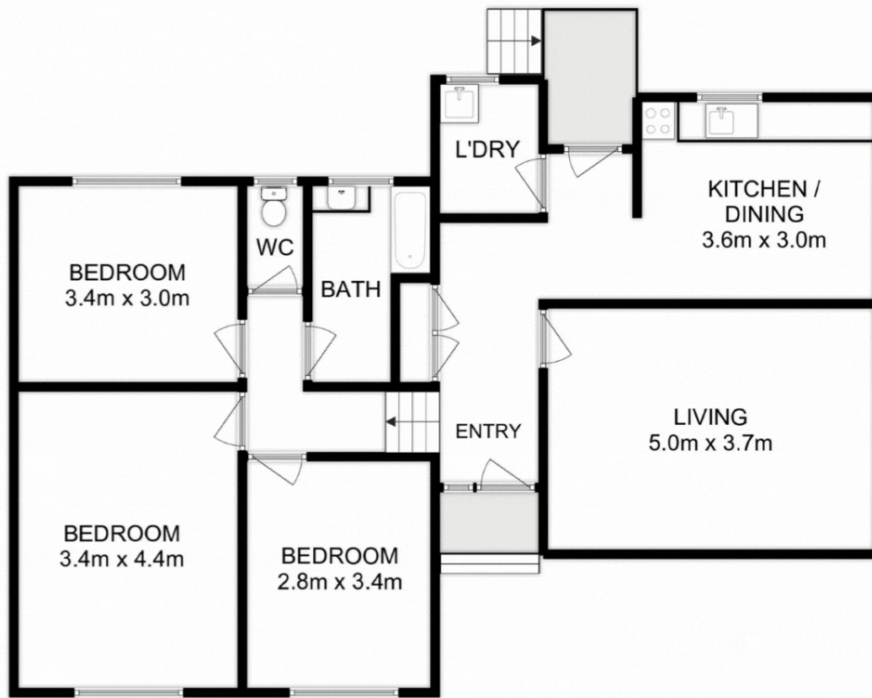
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Floor Area: 104sqm approx.

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.