

## Herdsmans Cove, 5 Clayton Drive

Seize an Exceptional Investment Opportunity with 5.6%+ ROI

Currently tenanted for \$430 per week until October 2025 with the potential to extend the lease with long-term tenants in place, this property offers the potential to earn a 5.6%+ return on investment with an instant return starting from the settlement day.

Built in 1981 and constructed with masonry brick veneer and galvanized iron roofing, this three-bedroom home offers ample space and natural light, making it an ideal investment opportunity.

Situated to capture the morning sun and natural light, this three-bedroom home is available for investors seeking a property in this desirable area.

Upon entering, you are greeted by a spacious entry hallway. To the right, you will find an open-plan kitchen and dining area, perfect for entertaining guests, as the dining area



**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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**For Sale**  
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[ljhooker.com.au/5VUJFCS](http://ljhooker.com.au/5VUJFCS)

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**(03) 6272 8177**



seamlessly flows into the living area, creating a warm and inviting space for relaxing or spending time with loved ones.

To the left of the entry hallway, you will find three well-sized bedrooms, all with plenty of natural light. The family bathroom features a shower over the bath, and a separate toilet provides added convenience.

A single car garage under the roof area offers secure parking, while the property's proximity to convenience stores, schools, and local transport further enhances its appeal as an investment.

Overall, this three-bedroom home presents an excellent investment opportunity with strong rental potential with a well-maintained structure.

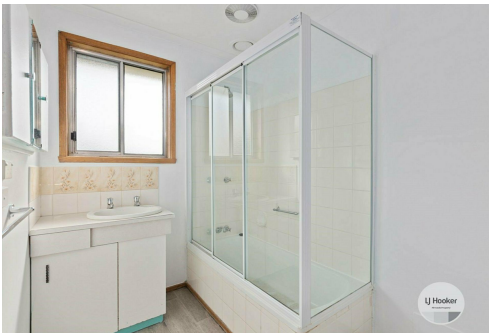
The information contained herein has been supplied to us and we have no reason to doubt its accuracy however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## More About this Property

Property ID	5VUJFCS
Property Type	House
House Size	104 m2
Land Area	758 m2
Including	Air Conditioning Toilets (1) Built-in-Robes Secure Parking Fully Fenced Remote Garage

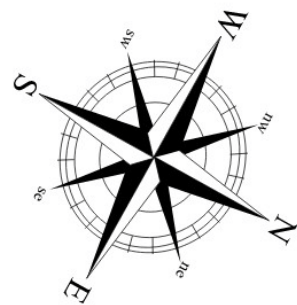
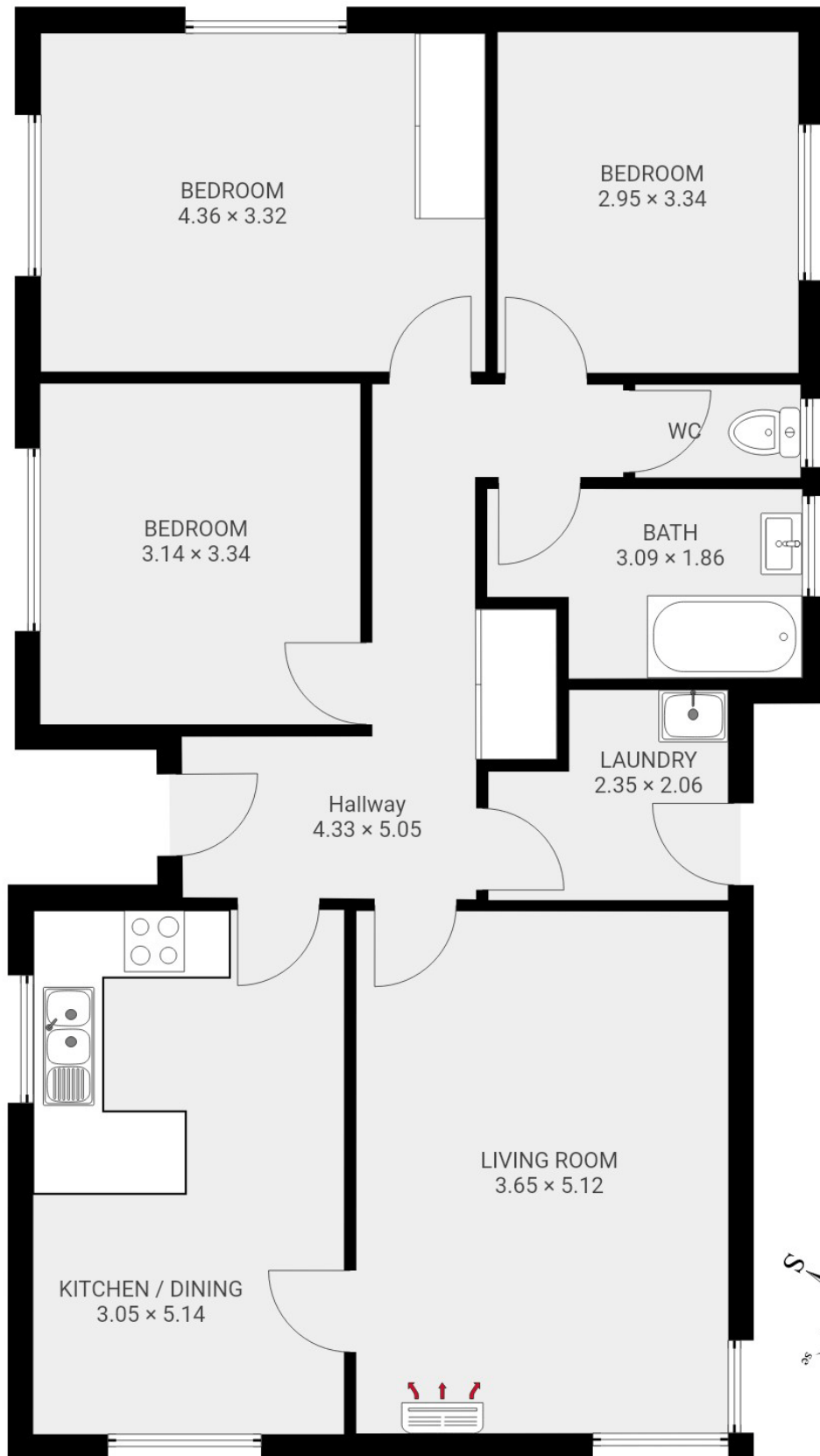
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This Floor-plan should be used as a guide only for marketing purposes.



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