

## Seymour, 21 Howe Street

Calling all investors!

This is your golden opportunity to secure a property in the sought-after town of Seymour. With rentals in high demand, this property presents a fantastic investment potential. It is currently tenanted until November 2024 at \$350/week with an approximate return of \$18,200 per annum.

Located in a prime position, the home backs onto the football ground and sporting facilities, offering a unique and exciting lifestyle. Enjoy the convenience of being within walking distance to shops and the supermarket, making running errands a breeze. Featuring 3 bedrooms, this home provides ample space for a growing family or for accommodating guests. The lounge is equipped with a split system air conditioner, ensuring year-round comfort regardless of the weather. With recent roof restoration completed, it presents a blank canvas for you to further enhance and make it your own. The 584 sqm (approx.) property also offers a 2-car carport, providing secure parking for your vehicles. The rear entertaining area is perfect for hosting gatherings or simply enjoying outdoor relaxation. The level fenced backyard is ideal for kids and pets to play

3

1

2

**For Sale**  
Please Call

**View**  
[ljohnhooker.com.au/79EHJS](https://ljohnhooker.com.au/79EHJS)

**Contact**  
**Gavin Henderson**  
0408 359 764  
[ghenderson.broadford@ljohnhooker.com.au](mailto:ghenderson.broadford@ljohnhooker.com.au)



**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.

**LJ Hooker Broadford | Kilmore**  
**(03) 5784 2558**



safely.

Don't miss out on this incredible opportunity. Take the first step towards securing your future in Seymour! Contact us today to arrange a viewing and see the potential this property holds. Call Gavin Henderson on 0408 359 764.

## More About this Property

<b>Property ID</b>	79EHJS
<b>Property Type</b>	House
<b>Land Area</b>	584 m <sup>2</sup>

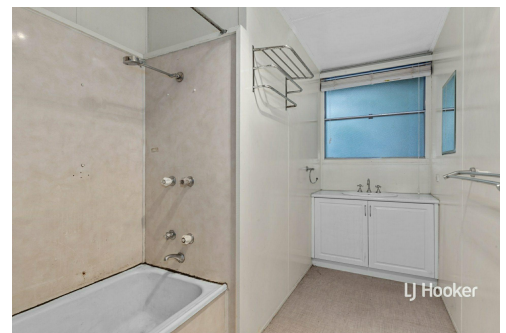
**Gavin Henderson 0408 359 764**

Principal | [ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)

**LJ Hooker Broadford | Kilmore (03) 5784 2558**

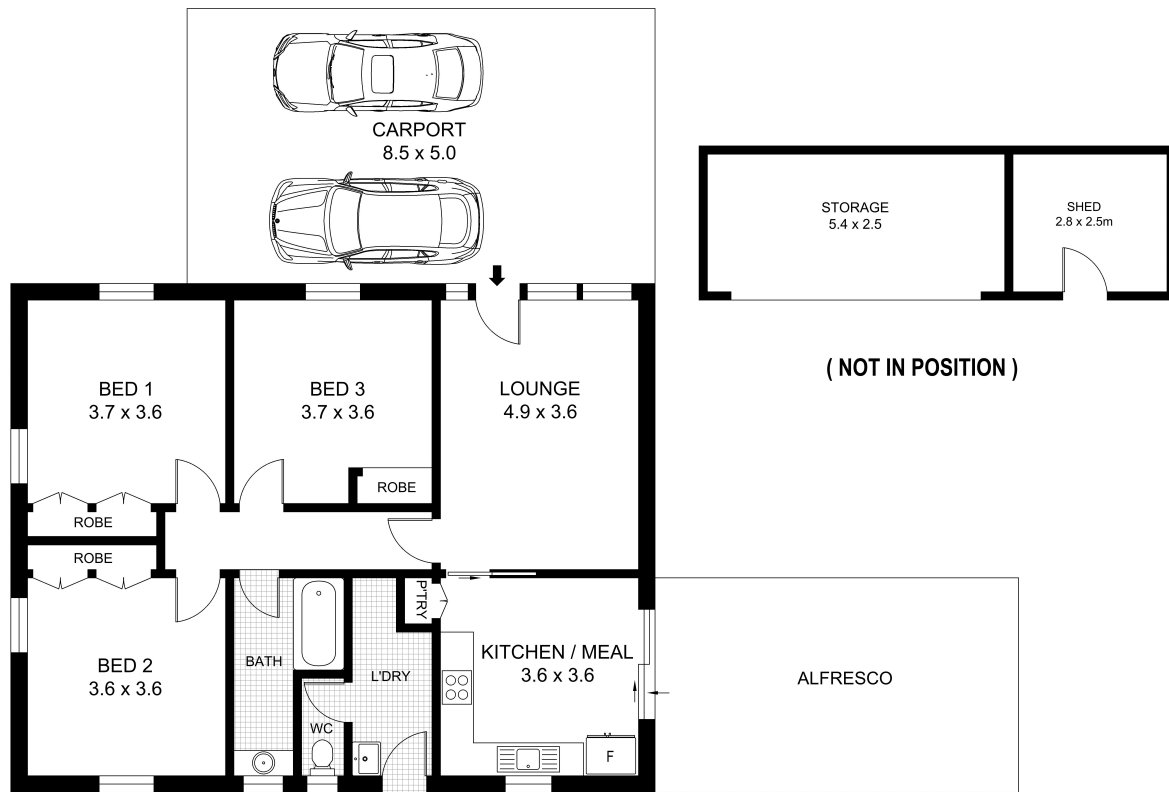
1629 Broadford Wandong Road, BROADFORD VIC 3658

[broadford.ljhooker.com.au](mailto:broadford.ljhooker.com.au) | [broadford@ljhooker.com.au](mailto:broadford@ljhooker.com.au)



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 96.0 m <sup>2</sup>
Carport	- 25.5 m <sup>2</sup>
Alfresco	- 23.1 m <sup>2</sup>
Shed	- 7.0 m <sup>2</sup>
Storage	- 13.5 m <sup>2</sup>
<b>Total</b>	<b>- 165.1m<sup>2</sup></b>



# 21 Howe Street, Seymour

**LJ Hooker**