



96 VALLEY PRD GLEN IRIS VIC

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WHERE POSITION MEETS POTENTIAL

This charming Art Deco style solid brick home on 381M2 of prime land is superbly located in this most sought after position and close to all facilities and backing onto parklands.

In great condition it offers the rare opportunity to enter the area at the base level with the scope to further improve or extend either now or later without fear of over capitalization.

Currently leased to the perfect tenants at \$2086 pcm on a month to month tenancy.

The low maintenance, convenience and capital gain potential will surely also appeal to the shrewd investor.

Comprising of: Porch, entrance hall, sitting room, PLUS dining room, 2 Large bedrooms, good central bathroom and kitchen with meals area, laundry, side drive with

Price : \$ 1,200,000

Land Size : 381 sqm

View : <https://www.hollandprice.com.au/sale/vic/east/glen-iris/residential/house/7543849>



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

NO.96 VALLEY PARADE GLEN IRIS