



288 Maroondah Highway, Healesville



## 2 LOT COMMERCIAL INVESTMENT RETURNING 6.5%

- Maroondah Highway main street location
- 2 x titles on 479 sqm with double frontage
- 2 x commercial premises let to well-established businesses
- 3 bedroom, 1 bathroom residential apartment rented until 2026
- Receiving 6.5% from 3 separate leases

Golden rule in real estate: diversify your investment. What better solution than a premises with 3 leases and a healthy mix of residential and commercial exposure?

Lot 1 (Shops 288 and 288B) AVPCC 210 (Retail Premises)

This property exploits Healesville's thriving commercial precinct, positioned adjacent to vast unmetered public parking. It yields strong returns from 2 secure commercial leases to businesses in the health and beauty industry. Both commercial outlets on Lot 1 enjoy 9.65 m of frontage to a wide footpath and busy main street.

3 2 2 479 m2

**Price** \$1,400,000 - \$1,450,000

**Property Type** Residential

**Property ID** 656

**Land Area** 479 m2

**Floor Area** 440 m2

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

Shop 1 measures approx. 6.6 m x 13.3 m including main premises and break room. Shop 2 measures approx. 4.6 m x 13.3 m including consulting space, kitchen and break room. Both shops share toilet facilities.

Lot 2 (Apartment 288A) AVPCC 233 (Bed and Breakfast)

The penthouse apartment is a versatile short stay / holiday let / long-term rental located in the heart of Healesville's dining and entertainment hub. It is beautifully appointed and laid out into 3 large bedrooms with built-in robes, 1 bathroom, and generous airy open plan kitchen / meals / lounge floor plan with covered entertaining terrace. The apartment enjoys private secure parking with remote-controlled roller door on a no-through laneway. It is also footsteps from Healesville's bustling main street by a discreet front access. Features include double glazed aluminium windows, reverse cycle air conditioning, and 9 panel solar system.

Total rent received annually: \$91,193.04

This property provides a tried-and-true recipe for success in property investing. Text 288MAROONDAH to 0448 820 022 to register your interest. Inspect by private appointment.

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