

## 6 East View Avenue, Leura







### 7%+ RETURN WITH DEVELOPMENT UPSIDE!

Liberty and Knight Frank, as the joint exclusive selling agents, are excited to present for sale 6 Eastview Avenue, Leura, a tremendous investment opportunity on a generous landholding.

Investment highlights:
- 11-room historic mansion
- 6,020 sqm* of land with development upside (STCA)
- $235,872* pa. gross passing income
- All rooms have private bathrooms
- 75+ sqm* additional unused building area
- Beautifully presented building and gardens
- Potential for 2 x 1,200 sqm* lot subdivision on lower land (STCA)
- In close proximity to Leura Shopping Village
- Multiple value-added opportunities

6 Eastview Avenue is offered for sale via Expressions of Interest.

For more information or to arrange an inspection, don't hesitate to get in touch with the exclusive selling agents - Marc Fitzpatrick from Liberty on 0400 098 713 or Anthony Pirrottina from Knight Frank on 0402 666 093.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

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| **Price** | $3,350,000 |
| **Property Type** | Residential |
| **Property ID** | 1743 |
| **Land Area** | 6,012 m2 |

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo
169-175 Phillip St Waterloo NSW 2017 Australia
02 8399 0340

LIBERTY