



3 McDougall Road ANGLESEA, VIC



## PLAN FOR THE FUTURE!

Located in a highly sought after position, this basic little beach home is not about the now but more about the future! A fantastic site to plan the new build of your house, however it comes with the opportunity of generating an income, whilst you get your plans and permits in place (STCA). Currently tenanted until October 2018, and whilst a modest return of approx. \$803 pcm, it will assist in with costs for architects, builders and designers in the planning stages. The block is a great size of approx. 656 sqm, and has east facing front and north /west backyard, which will be perfect for afternoon entertaining on the deck of your new home. Walking distance to everything you could possibly wish for, so popping around to the shops is too easy, you will definitely need off street parking as you wont need to get in your car for anything whilst living or holiday at this address. Caf?'s, restaurants, school, river and main beach, all just around the corner or end of the road. The established garden is a bonus, so you can work your build around what is already there!

**Price:** \$650,000

**Nicole Spiteri**

**Ben Jackson**

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