

SOLD



88A Bell Street, Yarra Glen



## TURNKEY INVESTMENT OPPORTUNITY

TWO TRUFFLES COTTAGES a quaint retreat located in the heart of Yarra Glen. This property provides a rare dual-dwelling opportunity set on a private block in a heritage corner of desirable Yarra Glen.

This lucrative investment opportunity is sold as a single title, with two dwellings, furnishings included, allowing the enterprising buyer to continue the management of this popular Bed and Breakfast without interruption. This property is also perfect for any buyer seeking a dual-occupancy situation, without the stress of building.

### INTERIOR FEATURES:

- 1 bedroom, 1 bathroom to each dwelling
- Spa and toilet to each bathroom
- Reverse-cycle air conditioning and wood heating
- Character features include Macquarie stone facades and hardwood flooring

 2  2  2  675 m<sup>2</sup>

**Price** SOLD for  
\$875,000

**Property Type** Residential

**Property ID** 10

**Land Area** 675 m<sup>2</sup>

### Agent Details

Bill Verhagen - 0417 371 987

### Office Details

Integrity Real Estate - Yarra Glen

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03 9730 2333

**Integrity**

**EXTERIOR FEATURES:**

- 675 sqm block (approx.) with landscaped driveway and gardens
- Slimline tank water storage
- 2 car spaces

Two Truffles Cottages has demonstrated consistently high occupancy rates over the last 3 years, with a 7.7% annual return reported for financial year 21-22 and potential to increase current rates for the next financial year.

Contact us for a private viewing of the property and current booking rates.

**TEXT TWOTRUFFLES TO 0448 820 022 FOR MORE INFORMATION.**

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