



20 Channel Road, Mount Evelyn

Integrity



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## TRIPLE OCCUPANCY FOR FAMILIES AND INVESTORS

We challenge you to find a better value triple occupancy property in desirable Mount Evelyn.

At a time of increased rental housing demand, multi-generational family living, and continued uplift in short stay accommodation in the Yarra Valley, 20 Channel Road is your golden ticket.

- + 4 bedrooms across 3 dwellings
- + 4 bathrooms incl multiple ensuites
- + Charming church conversion
- + Reverse cycle and ducted air conditioning
- + 6 panel solar system
- + nbn fibre to the node broadband internet
- + 3 phase power
- + Double lock-up garage (8 metres frontage)
- + CCTV Alarm System

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**Price** \$1,000,000  
**Property Type** Residential  
**Property ID** 606  
**Land Area** 896 m<sup>2</sup>

### Inspection Times

Sat 29 Mar, 10:30 AM - 11:00 AM

### 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  
03 9730 2333

+ Shed storage

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Yarra Valley & Kinglake Ranges

Everyone loves the raked ceiling with exposed beams of a converted church, increasing Airbnb appeal and delivering homely, cosy vibes. This typifies the main dwelling, with its open plan living / loft lounge design, 2 bedrooms plus study, and 2 bathrooms self-contained. Features include extra-wide double garage with internal access, walk-in robe and ensuite to master, ceiling fans,

Additionally, there is a self-contained 1 bedroom unit with ensuite bathroom and amenities, as well as the third dwelling with its own single carport parking: 1 bedroom, ensuite bathroom and kitchen / dining.

Externally, the beautifully landscaped gardens are low maintenance, with stone paved alfresco and a large deck for entertaining. The property is a very flat 900 sqm (approx.) corner block, walking distance to shops, cafes and Mt Evelyn's vibrant main street. Nearby walking trails, schools and public transport.

The key to a smart investment is broad market appeal. 20 Channel Road is the definition of that.

Text 20CHANNEL to 0448 820 022 for your chance to secure this rare investment.

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