

BURNHAM

Your Success...Our Future

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ENTER

July 2017 Update I

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Your Success...Our Future



Footscray 8 Empire Street

Expression of Interest

Exceptional Opportunity

Burnham Real Estate is delighted to present this prime development site located on approximately 989m² of land. The zoning (Residential Growth Zone Schedule 1 – RGZ1) allows for potential development of up to 4 storeys subject to Council approval.

Within close proximity to Highpoint Shopping Centre, Victoria University, Western Hospital and public transport. The site has great access to various open space and recreational destinations, such as, Quarry Park, Pipemakers Park, Footscray Park and the Maribyrnong River.

All the key ingredients for property success are here (location, development potential, proximity to public transport, shops, healthcare and education), be sure not to miss this exceptional opportunity.

Contact Stefan Markovic 0405 164 399
Tony Gerace 0411 121 701
Christian Robas 0425 810 110

Office **Footscray** 03 9687 1344
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The site is for sale by Expression of Interest closing on 21st July 2017 at 3:00pm

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Braybrook 14/77-79 Ashley Street

For Sale

Rent Return +

Inner city warehouse
Within a secured environment.
Offers great investment opportunity
Excellent rent return
A view to enjoy capital growth

Rental income: \$54,000 pa plus GST
Lease: 3 x 3 years

Act Now to Secure this investment opportunity.

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Maidstone 18 Pullar Street

Auction Saturday 22 July at 1.30pm

A Great Place To Start

Your opportunity is here and now to enter the inner city real estate market.

A low maintenance home with courtyard garden ripe and ready to be refurbished. Add your flare and create your own beautiful home.

Comp 2 BR (BIR's), lounge/dining room, kitchen plus a driveway for easy off street parking. Conveniently located close to Highpoint Shopping and a leisurely stroll to local supermarket Mitchell st shops and local public transport.

Act today and benefit tomorrow.

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Werribee 15/5 Ovens Court

Auction Saturday 29 July at 11am

Fantastic Opportunity

Here is your chance to purchase one bedroom unit either to move straight in or for investment. Includes lounge with gas heating and air conditioning, built in robes, kitchen with gas stove and meals area, rear courtyard plus carport. Well situated in close proximity to parkland, schools and Werribee Shopping Centre.

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Footscray 10/30 Pickett Street

For Sale

Delightful Studio, Excellent Investment Opportunity!

Secure this fabulous opportunity to gain future capital growth. Studio apartment means low maintenance, therefore suited for today's busy lifestyle.

Conveniently located within walking distance to transport, shops, markets, restaurants and the multi-million dollar transport redevelopment precinct.

Don't miss out on this great investment opportunity. Act now to avoid disappointment.

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Newport 77 Farm Street

Auction Saturday 12 August at 12.30pm

Plenty of Potential - 571m² + Rear Access

Fantastic opportunity to purchase well located double fronted home in order to renovate in a style to suit your family's needs. Situated on substantial site, dwelling currently contains 2 Bedrooms, Separate Dining Room, Lounge with Gas Heating and Steel Ceiling, Kitchen/Meals with Pantry and Gas Facilities plus Large rear yard with access from Right of Way.

LAND SIZE: 15.24m x 37.49m

Ideally located in walking distance to Newport Train Station and Shops and Cafes around the corner in Hall Street.

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Maidstone 2/110 Ballarat Road

Auction Saturday 29 July at 12.30pm

Enjoy Your Free Time

- Recently refurbished 2 BR with new carpet and freshly painted
- Open plan family room leading to an outdoor entertaining area
- Modern Kitchen adjoined to a large dining/family room
- Dual frontage with easy access to an enclosed carport
- Bathroom with spa bath
- Close to Highpoint Shopping Centre, Vic Uni and more
- Perfect to start in or for investment
- Inspection will not disappoint

Contact Stefan Markovic 0405 164 399
Tony Gerace 0411 121 701

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What's Sold Recently?

We hope to assist in your research by listing some valuable information. Listed below are recent sales negotiated by local estate agents in the area.

Footscray		
18/55 Moreland St	3 br u	\$855K
36 Southampton St	2 br h	\$910K
1/78 Droop St	2 br u	\$435K
9/3 Gordon St	1 br u	\$240K
7 Batman St	3 br h	\$1.1M
8/7 Govan St	2 br u	\$632K
6/6 Rosamond Rd	2 br t	\$455K
2/53 Eleanor St	3 br t	\$849.5K
9/7-9 Eldridge St	2 br u	\$308K
12 Jamieson Av	3 br t	\$815K

Seddon		
5/4 Edward St	1 br u	\$322.5K
6 Alexander St	3 br h	\$900K
14 James St	3 br h	\$900K
60 Station Rd	4 br h	\$1.5M
17 Tennyson St	3 br h	\$1.18M
7 Edward St	4 br h	N/A
19 Station Rd	2 br h	\$940K
66 Alexander St	2 br h	N/A
36 Bayview Rd	3 br h	\$1.085M
2A Austin St	2 br h	\$750K

West Footscray		
16/7-9 Hatfield Ct	1 br u	\$195K
22 Hope St	3 br h	\$1.1M
22 Park Av	3 br h	\$700K
8/102 Cross St	2 br u	\$480K
5/19 Waratah St	3 br u	\$597K
243 Essex St	2 br h	\$749K
20/20-22 Blandford St	2 br u	\$322K
24 Hope St	2 br h	\$876K

Yarraville		
42 Wilkins St	4 br h	\$1.035M
1/24 Norfolk St	3 br h	N/A
219 Francis St	6 br h	N/A
Lot 3/368 Williamstown Rd	2 br h	\$716K
89 Ballarat St	2 br h	950K
24 Goulburn St	3 br h	\$1.225M
2b Stanger St	3 br h	\$1.035M
56 Severn St	4 br h	\$1.190M
1/27 Stephen St	2 br u	\$709.5K
34 Stooke St	3 br h	N/A
224 Fogarty Av	4 br h	\$1.435M
13 Sussex St	3 br h	N/A
87 Ballard St	4 br h	\$1M
67 Hawkhurst St	3 br h	\$1.115M

Maidstone		
46b Suffolk St	3 br t	\$805K
4 Hutton St	3 br h	\$896K
6 Mandrel St	2 br t	\$505.5K
7 Bosquet St	3 br t	N/A
1 Gilda St	3 br h	\$793K
1/30 Burns St	3 br t	\$810K
3/10 Greenham St	2 br t	\$520K
3/83 Mitchell St	3 br t	\$895K

Kingsville		
37 Edgar St	3 br h	\$670K
48 Coronation St	3 br h	\$1.02M

Do you know what your home could be worth?

We Do.

If you are curious or considering selling, we offer a FREE no obligation service to estimate the value of your home. Call or email us today and arrange an appointment.

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Chloe Neal
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Preferred Agent In The West For

