



## 12/1 Chatfield Avenue Capel Sound VIC

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A unique, blue-chip investment is now available to secure you a place on the property ladder or add to your investment portfolio with a solid return of approximately 3% PA.

Located in the heart of the Southern Mornington Peninsula - less than \*100 metres from the entry to the glistening waters and crisp white sands of the Capel Sound Foreshore and Bay Trail as well as only \*500m from Rosebud Hospital and a short \*3 minute drive to Rosebud Plaza, this A+ location is hard to beat!

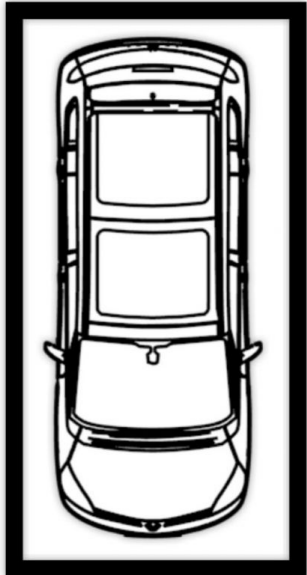
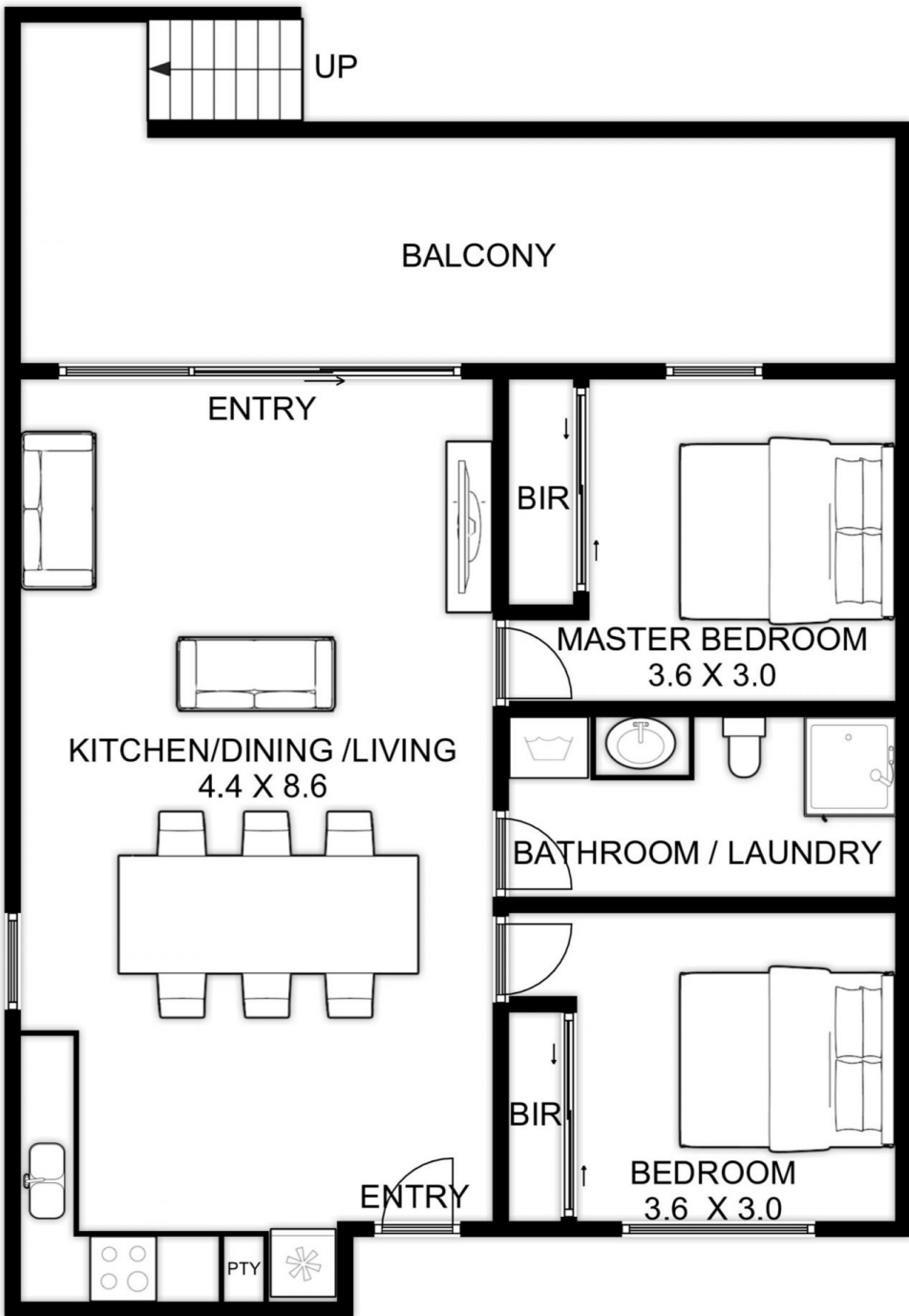
Neat & tidy, this secure investment offers an open concept floor plan consisting of two bedrooms, one bathroom, a spacious balcony and a small courtyard and delivers a sound return with a current lease in place until March 2022 at \$335pw.

So whether it be your first step on the ladder, lock up and leave weekender or addition to your property portfolio - we

**Price** : \$ 546,000  
**Land Size** : 76 sqm  
**View** : <https://www.ypa.com.au/7393412>



**Will Likendey**  
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UNDER GROUND  
CAR PARK

# 12/1 CHATFIELD AVE CAPEL SOUND

This is an artistic representation. All measurements, dimensions and illustrated areas are approximate. It is the responsibility of all interested parties to verify all data depicted and omitted.