



## 82 Erskine Road Winter Valley VIC

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Introducing 82 Erskine Road, Winter Valley - a distinguished residence that embodies comfort, style, and investment potential. Boasting four bedrooms, two bathrooms, and a spacious two-car garage, this property is situated on a generous 513m<sup>2</sup> land parcel.

Currently, this exceptional home is tenanted until January, securing a steady rental income of \$465 per week. This not only provides a reliable return on investment but also adds a layer of stability for discerning investors.

Beyond its immediate charms, 82 Erskine Road offers more than meets the eye. One notable feature is the potential for side access, a valuable asset for those considering caravan parking or the prospect of erecting a shed (STCA). This additional amenity opens doors to possibilities, making this property even more enticing for

**Price** : \$595,000 - \$635,000  
**Building Size** : 153 sqm  
**Land Size** : 513 sqm  
**View** : <https://www.ypa.com.au/7942937>



**Zac Boland**  
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## 82 Erskine Road, Winter Valley

YPA

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

