



## 14 Thomas Street DROMANA VIC

4 2

Inspect as advertised or easily by appointment. Call or text Elke anytime on 0423 211 315

**Land Size** : 888 sqm

**View** : <https://www.ypa.com.au/7395371>

With emphasis on location, this prime beach side allotment of approx 888 sqm is conveniently positioned just about 450 meters to the beach. Currently a dual occupancy site-the two homes, rated separately, offer amazing potential for improvement. In mostly original condition, the cottages each offer 2 bedrooms, central bathroom & light-filled living spaces. They are currently leased at a healthy combined income of \$2,340 per month. Grow your investment portfolio with exceptional potential to develop later and with bay views from a 2nd storey building (STCA). Easy walking distance to the Dromana shopping precinct, beach, pier, Primary school & sporting facilities. Use as dual permanent rental or family holiday home base until you are ready to develop. The possibilities are bountiful!



**Elke Remscheid**  
0423 211 315