



### 15 Malcolm Court Brown Hill VIC

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Step into tranquillity at 15 Malcolm Court, where this delightful 3-bedroom, 2-bathroom haven awaits. Situated in the desirable locale of Brown Hill, this property stands as a beacon of comfort and investment opportunity.

With a secure lease in place, generating a steady income of \$420 per week, this residence offers more than just a place to call home-it presents a solid 5% yield for astute investors.

Beyond its financial merits, this property enjoys a prime position, mere minutes from primary and secondary schools, ensuring educational convenience for families. Commuting is a breeze with easy freeway access, ideal for those seeking seamless connectivity. Moreover, the vibrant heart of Ballarat CBD beckons, promising a plethora of dining, shopping, and entertainment options within arm's

**Price** : \$ 405,000

**View** : <https://www.ypa.com.au/7992072>



**Zac Boland**  
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## 15 Malcolm Court, Brown Hill

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.

