



### 133 McKell Avenue Sunbury VIC

3 1 1

An amazing opportunity awaits! Truly enticing and truly unbelievable. The buyer required for this property is a buyer who likes to think outside the box! If you are looking for an opportunity to maximise and improve your wealth, then look no further than 133 McKell Avenue right here in the heart of Sunbury.

The Rooming House concept is taking Victoria by storm and becoming more popular each year with many savvy buyers finding these projects to be extremely profitable with potential income of \$120,000 to \$130,000.

All 9 studios will be self-contained, including ensuites and kitchenettes, allowing tenants to enjoy their own private space, or enjoy the company of others with the addition of a communal kitchen and laundry.

**Price** : \$495,000 - \$530,000  
**Land Size** : 594 sqm  
**View** : <https://www.ypa.com.au/8011018>



**Lisa Totaro**  
0410 144 215

BLDG TO INSURE ALL REQUIREMENTS  
OBTAINED IN THE FINAL 7-STAR ENERGY RATING  
REPORT (E. INSULATION R-VALUES, CLAIMED  
SHGC & U-VALUES, ETC) ARE MET.

SHOWER TO CONFIRM ALL SIZES ON SITE  
ALL WET WEAR DETAILS AS PER TABLE 3.8.1.1 IN CCW  
BRIEF AND SEALED TO A50440-2010  
CONNECT WATER TREATMENT EQUIPMENT PROVIDED  
BY CLIENT ATTACHED TO TAP WEAR  
PROVIDE LEFT-OFF ANGLES TO ALL SANITARY  
COMPONENTS WHERE DOORS ARE WITHIN 150MM OF  
THE TOILET PAN

3. The finished floor level must be 150mm above the surrounding ground level and 100mm from each external paved area;
4. Downpipes to be at 1 year/100 yr of roof area and not more than 10m apart;
5. Foundation classification where to dig and report to confirm;
6. Refer to engineer's drawings and consultation for columns and base and notes;
7. All work to be covered by insurance for & valid at all times with **GB - 0040-0000**;
8. **THE FINISHED GROUND SURFACE MUST BE SUPPLIED WITH 100mm** away from the building for the first 10m surrounding the building;
9. All windows to be aluminum powder coated until Glazing needs to comply to **AS 1580 2000**.



FLOOR PLAN  
1:100