



MARSHALLWHITE

1-3 Molesworth Street  
Hawthorn East



## Rare Investment Opportunity

Offered for the first time in more than 60 years, this c1938 clinker brick block of four large (81sqm approx.) individually titled Art Deco inspired apartments represents a rare opportunity to acquire a blue-chip investment in a first class location, close to Auburn Village and Railway Station, Swinburne University and Glenferrie Road. In well maintained condition throughout, the property currently returns \$82,380 per annum, with tremendous potential to improve and enhance the return. The expansive 744sqm (approx.) allotment accommodates four on-title car parks.



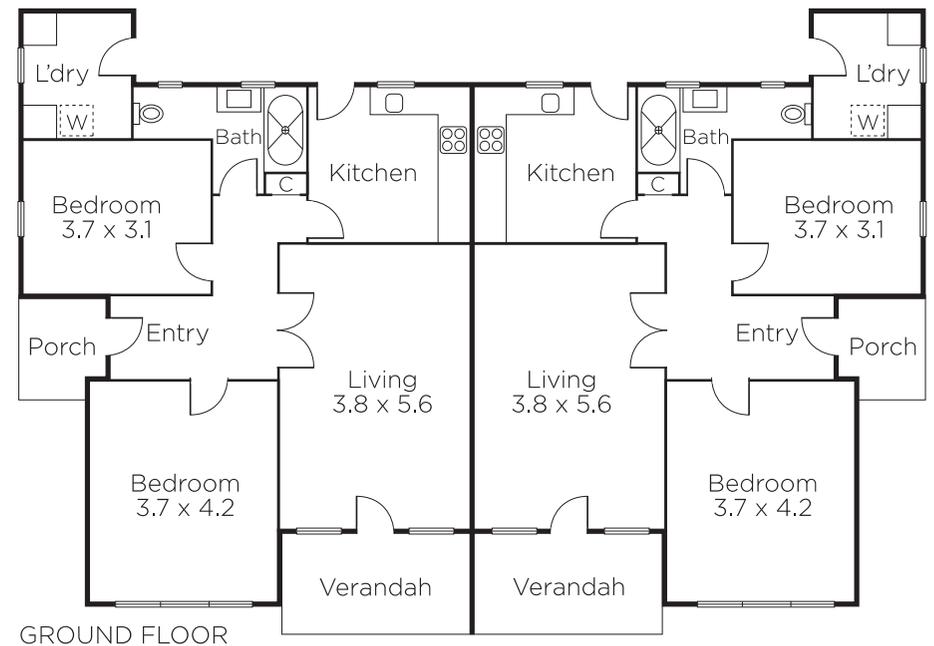
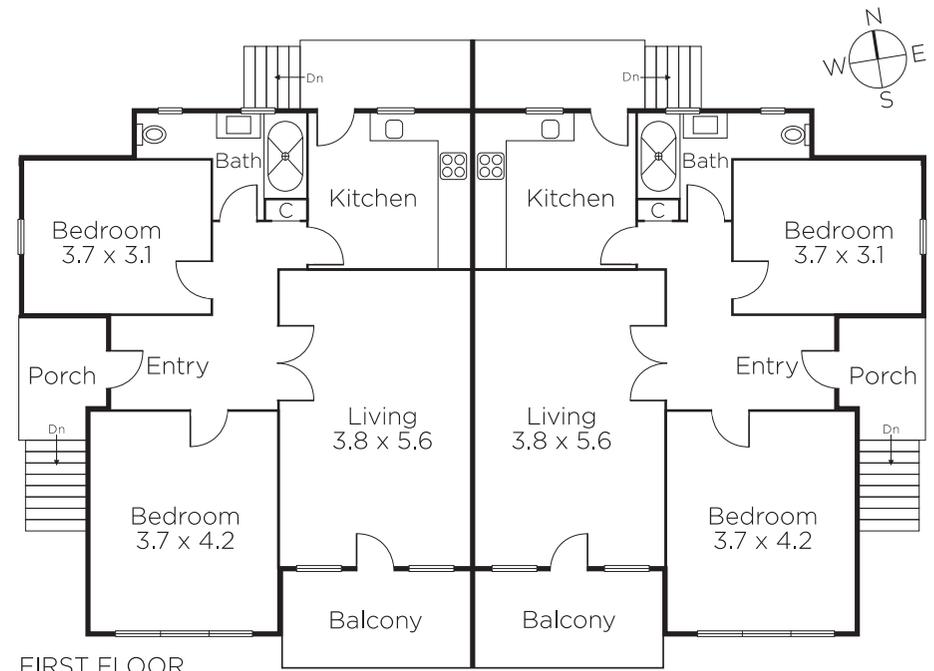
Auction Saturday 22nd September at 12.30pm

**Doug McLauchlan**  
0418 377 718

**Stephen Gough**  
0439 844 855

  
**MARSHALLWHITE**

801 Glenferrie Road, Hawthorn



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