



### 33 Delany Avenue Bright VIC

6 🏠 4 🚗 4 🚗

This charming block of 4 units is a rare opportunity to invest in Delany Avenue, only a 2-minute walk from the town center. As you stand on the threshold of this fantastic central location, envision the possibilities that await.

These well-maintained properties, steeped in over two decades of rental market history, boast a combination of charm and functionality. The ensemble includes a 3-bed, 2-bath house, two 1-bed, 1-bath units, and a studio unit with its own bed and bath. With allocated off-street parking, and additional leased shedding, this investment is a comprehensive package for the savvy investor.

Currently let, the properties offer an impressive gross rental yield exceeding 5%. Beyond the numbers, picture your tenants taking an easy stroll to town, enjoying the proximity to Bright's Centenary Park. The low-care grounds ensure

**Price** : SOLD by Dickens  
**Land Size** : 1164 sqm  
**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/block-of-units/7871591>



**The Sales Team**  
**03 5755 1307**