



Clayton



**\*UNDER CONTRACT\* Your Next Big Opportunity: Cozy Coin Laundry & 2-Bedroom Apartment Near Oakleigh!**

\*UNDER CONTRACT\*

Looking for a smart investment with great returns? This could be it!

**What You're Getting:**

A self-service coin laundry that practically runs itself, bringing in an average of \$2,100 per week plus the rental income from the apartment

A charming 2-bedroom, double-storey apartment—perfect for living in or renting out, with an appraisal of \$380-\$400 per week.

**Why You'll Love It:**

**Affordable Rent:** Just \$696 per week (GST and landlord insurance included) covers both the business and the apartment.

**Easy Access:** Plenty of parking available, making it convenient for customers.

**Room to Grow:** With a long lease and lots of untapped potential

Ready to Learn More? Call Judy at 0482 020 797 or email at [judy@mercba.com.au](mailto:judy@mercba.com.au) for more information, and all the details and take the first step toward securing this unique opportunity.

Don't wait—this could be the perfect fit for you!

|               |          |
|---------------|----------|
| Price         | SOLD     |
| Property Type | Business |
| Property ID   | 309      |

**Agent Details**

Judy Zhang - 0482020797

**Office Details**

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