



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - ABOVE ASKING PRICE in 7 DAYS

Call Exclusive Marketing Agent Michael Loader direct to ensure you are fully informed on this awesome investment opportunity returning over 8%, 5 times better than bank interest with multiple incomes!

This cash cow would make the ideal long-term investment for the savvy investor/ super fund portfolio with a combination of positive cash flow and location, it's a no brainer!

Featuring:

- 2 x 2 Bedroom brick units, both have a single bathroom and are generous size
- Sound construction, hardwood framed, very neat and tidy with large yards & additional front balcony for the morning coffee
- Each unit has been updated as required over the years including paint, built ins and general maintenance. No existing maintenance required just sit back and enjoy a stress free income.
- Generous sized bedrooms and living areas, a sizeable home style internal layout, separate lounge area
- Large Centrally located kitchen featuring, loads of storage and finished off with quality appliances (gas cooking)
- Long term fixed tenants in place whom present the units

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	234
<b>Land Area</b>	809 m2
<b>Floor Area</b>	250 m2

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



exceptionally well

- Both units are currently returning \$240 per week each on a fixed term lease (\$480 as a whole newly resigned long term) until January 2022 and July 2022 + the commercial shed at \$155 per week (long term tenants of 15+ years). That's a whopping \$635 per week or \$33,020 per year secure income guaranteed!
- Both units have a great sized yard and garden areas for the tenants to enjoy. A corner block allows room to move and for the garden to flourish
- Both units feature Attached Single lock-up garage and further off street parking for 2+ vehicles
- Large 809m2 corner allotment, dual street access, full concrete mow strips to the perimeter, colour bond privacy fencing,
- Great handy location just 200m to the TAFE, shops at your front door + Bus stop meaning your investment is always going to rent with ease. The property has always been fully tenanted over the past 15 years proving very popular for both location and ease of access to the CBD
- Very Quiet, secure and safe location within walking distance to all amenities, all hospitals and medical hub.
- Throw away the car keys here walk everywhere, inner city living at its finest! Train station is also just near by and well within walking distance along with friendlies private hospital, new medical super clinic and a variety of shops and schooling options
- 1 x COMMERCIAL SHED also on the title which has been rented by the same long term tenant for in excess of 12 years, the shed currently returns \$155 per week. Fully air conditioned and powered and a long-term base for a successful local business. Amazing income with no stress and a great loyal tenant.
- THIS AMAZING DUPLEX & COMMERCIAL SHED IS OFFERS A WHOPPING COMBINED RETURN OF \$635 per week, which is \$33,020 per annum making this investment CASH FLOW POSITIVE and ABSOLUTE BARGAIN IN ANYONE'S LANGUAGE!
- All three dwellings are on 1 title meaning cheap Rates approx. \$1750 p/h
- Why would you sell such a dream investment some may ask?? My Owners are moving forward with plans north and cashing in their portfolio, meaning an outstanding opportunity presents itself for one lucky buyer!
- Rare as hens teeth, nowhere else in 4670 will you find such a solid positive geared investment property with multiple income and such quality tenancies in place!
- Ideal super fund nest egg/ straight out investment property with the ability to value add down the track.
- 100% FLOOD FREE, HIGH AND DRY & NOTHING TO DO!

IF YOU HAVE BEEN SEARCHING FOR A GREAT LONG TERM INVESTMENT OPTION COMBINING POSITIVE CASH FLOW WITH A SUPERB LOCATION, THIS IS IT! PRICED FOR IMMEDIATE SALE THIS

ONE WILL GET SOME SERIOUS INTEREST SO BE QUICK THE OWNERS WANT TO DO A DEAL ASAP

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\* CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

\*The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters\*

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