

1 & 2/155 Alice Street, Grafton, NSW 2460



Duplex/Semi-detached For Sale

Friday, 10 November 2023

1 & 2/155 Alice Street, Grafton, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 632 m2

Type:

Duplex/Semi-detached



Jake Kroehnert



Tayla Lavender

0439745050

AUCTION - Buyer's Guide \$390,000

Auction Details: Wednesday 6th December 5.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Income producing duplexes in this price range are extremely hard to find. Our sellers have made it clear that we will be selling under the hammer on the 6th of December. Please ensure you declare your interest early and prepare for auction. Each unit occupies one level each, with recent refreshments throughout creating a low-maintenance investment that is hard to replicate elsewhere. Both levels consist of 2 bedrooms, 1 bathroom, an open plan living/dining space and a kitchen. The spacious backyard features two carports and is very generous in size allowing plenty of space for additional shedding or further development (STCA). Please refer to the floorplan provided for an understanding of the layout. Whether you're an experienced investor or a first-time buyer looking to enter the real estate market, this duplex offers the perfect platform to build your portfolio or expand your investment ventures. Unit one has a tenant in place on a lease until April 2024 paying \$320 per week. Unit two also has a tenant in place on a lease until April 2024 paying \$300 per week. Notable features include:- 632m2 block (approx.)- 2 x 2-bedroom, 1-bathroom units- 2 x carports- Freshly painted exterior- Current dual income of \$620 per week- Unit 1 - updated rental appraisal \$320 per week- Unit 2 - updated rental appraisal \$320 per week- Rates approx. \$4,950 per annum Duplexes in this price range, in this location are rare. This is an auction you must not miss. Contact Jake Kroehnert & Tayla Lavender from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.