

# 1 & 2/19 Weiley Avenue, Grafton, NSW 2460

## Duplex/Semi-detached For Sale

Tuesday, 23 April 2024



1 & 2/19 Weiley Avenue, Grafton, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 538 m2

Type:

Duplex/Semi-detached



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**\$630,000 - \$660,000**

If you're searching for a reliable investment opportunity that offers both stability and excellent returns, 19 Weiley Avenue in Grafton could be the perfect addition to your portfolio. This duplex is ideally situated just a 2-minute drive from Grafton's bustling CBD, making it a highly sought-after location for tenants. The property consists of two units, each currently leased to long-term tenants. Unit 1 and Unit 2 are both rented for \$360 per week, generating a combined annual gross income of \$37,440. With annual rates standing at approximately \$4,900, the financials are set up for a sound investment. Each unit in the duplex is thoughtfully laid out with two bedrooms, a bathroom, and a kitchen on the upper level, optimized for privacy and ease of living. The adjoining living and dining areas provide a seamless flow, creating a welcoming environment for tenants. Additionally, each unit boasts a massive rumpus room downstairs, which can serve as a teenage retreat, a second living area, or extra storage space. The robust brick construction and each unit's single bay lock-up garage enhance the appeal and functionality of the property. Constructed in 1970 and with the current owners looking to liquidate their assets, this is a timely opportunity to acquire a hassle-free property that promises long-term benefits. Whether you are starting out as an investor or looking to expand your existing portfolio, 19 Weiley Avenue represents a smart choice. For more information or to declare your interest contact Benny Holder on 0491 616 380. Benny Holder Licence No. 20312246 Candy Boulton Licence No. 20424578 **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters