

**1, 2 & 3 / 15 James Street, Wauchope, NSW 2446**



**Block Of Units For Sale**

Thursday, 13 June 2024

1, 2 & 3 / 15 James Street, Wauchope, NSW 2446

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 373 m2**

**Type: Block Of Units**



Michael Debreceny  
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Troy McKinnon  
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**\$1,200,000**

This double brick complex is the perfect opportunity for the investor. Positioned on a flat block of 670.3m<sup>2</sup> in a very popular part of town, all within walking distance to the primary and high schools, Wauchope hospital and CBD.\* 2 x two bedroom villas with single garage with internal access and rear courtyard\* 1 x one bedroom villa with a single garage and front facing courtyard\* All villas with built-in robes, reverse cycle air-conditioning, low maintenance construction\* Villa 1 leased \$450.00 p/w\* Villa 2 leased \$420.00 p/w\* Villa 3 leased \$395.00 p/w\* Total weekly rental income combined \$1265.00\* Council rates approx. \$3,496 per annum\* Town water and garbage pick-up\* Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.