

1, 2, 3 & 4/31 Bowtell Avenue, Grafton, NSW 2460



Sold Block Of Units

Sunday, 13 August 2023

1, 2, 3 & 4/31 Bowtell Avenue, Grafton, NSW 2460

Bedrooms: 5

Bathrooms: 4

Parkings: 5

Area: 1555 m2

Type: Block Of Units



Jake Kroehnert

0411321920

\$690,000

Auction Details: Wednesday 23rd August 6pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request** Information Memorandum available upon request* 31 Bowtell Avenue, Grafton provides an outstanding opportunity for an investor looking to take advantage of multiple income streams. Please do not perceive this property to be out of your price range based on the return and scarcity. Our sellers have made it clear, we are selling under the hammer on the 23rd of August. All four units have undergone recent refreshments & maintenance. Unit 2 is the most generous in size, featuring 2 bedrooms with the remaining 3 units consisting of 1 bedroom each. A floorplan is provided for an understanding of the layout. The location is walking distance to the CBD, with occupancy rates for the property being consistently at 100% for the duration of the current ownership. There is room to grow the current rent should the wish to do so. Notable features include:- 1,555m² block (approx.)- 3 x 1 bedroom, 1-bathroom units- 1 x 2 bedroom, 1-bathroom unit- 4 garages & 1 carport- Separately metered electricity- Information Memorandum available upon request Current return: Unit 1: \$320 p/w, lease expires 08/2023 Unit 2: \$190 p/w, expired lease Unit 3: \$185 p/w, expired lease Unit 4: \$260 p/w, expired lease An income producing opportunity like this is extremely hard to find elsewhere so please ensure you registered to bid on auction day or be prepared to miss out. Contact Team Jake 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.