

**1 & 2/5 Elizabeth Street, Stawell, Vic 3380**



**Sold Unit**

Thursday, 9 November 2023

1 & 2/5 Elizabeth Street, Stawell, Vic 3380

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 830 m2**

**Type: Unit**



Adam Walker  
0353522303

**\$385,000**

Smart investment opportunity! Investors, what a rare opportunity to buy 2 x 2 bedroom, low maintenance units, centrally located, set on a large 830 sq.m approx block. With a long term rental history and a booming rental market, this opportunity is not to be missed. With a combined expected rental return of \$500 p/w, \$26,000 p.a, 6.2% returns = solid returns for first time investors or to add to your portfolio. Unit 2 is currently rented at \$230 p/w ( market rent would be \$250 per). Unit 1 is occupied by the Vendor who is willing to rent the property back from settlement at \$250 p/w. Both units offer open plan living with 2 good sized bedrooms, neat kitchens that offer ideal storage and bench space and electric cooking, the toilet is separate to the bathroom, front patio/ decks, carports and both have recently updated hot water units. The units have separate power and gas meters, unit 1 has a fairly new R/c split-system plus also a wall air-conditioner. Unit 2 has a gas heater and wall air conditioner. A versatile property with plenty of scope to renovate and increase the rental returns, rent both units, occupy 1 or both units.