

1-3/13 Pethick Street, Naracoorte, SA 5271



Block Of Units For Sale

Friday, 24 May 2024

1-3/13 Pethick Street, Naracoorte, SA 5271

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 872 m2

Type: Block Of Units



Lee Curnow

\$495,000

Attention investors! This block of three brick units in central Naracoorte presents a fantastic rental return, plus the opportunity for further development. These units are currently tenanted on fixed leases: Unit 1 is tenanted until 31/07/2024 at \$230 per week. Unit 2 is tenanted until 1/06/2025 at \$250 per week. Unit 3 is tenanted until 6/07/2024 at \$240 per week. This represents excellent investment value with a combined rent amount of \$720.00 per week resulting in a gross rental yield of well over 7%. An added bonus and rarity, all 3 units are on one title making this investment opportunity even more attractive. Located at the end of the block behind the units is a portion of vacant land which would be ideal for building more units (STCA). Unit 1 is positioned at the front and comprises of one bedroom, units 2 and 3 follow consecutively and both have two bedrooms each. All three units have a simple design, with a generous living space flowing into kitchen. The living spaces and kitchens have a combination of carpet and tiled flooring, kitchens all have electric appliances. Bathroom and laundry are both accessed from the kitchen. Laundry has extra storage, bathroom has shower, vanity and toilet. Unit 1 has one bedroom of 3.6m x 3m with built-ins. The living room has a reverse cycle air conditioner and there is one covered car parking space. Units 2 and 3 both have two bedrooms of generous size, both with reverse cycle air conditioner, plus an added storage room. There are two covered parking spaces for unit 2, and unit 3 has one covered parking space. If you've been looking for a high returning real estate investment close to the centre of this thriving country town, this could be it. Be quick to book your inspection with Lee on 0427 620 864. **** PLEASE NOTE: THE OPEN INSPECTION TIMES WILL BE THE ONLY OPPORTUNITY TO VIEW THESE UNITS - THURSDAY 30TH MAY FROM 12-1PM AND 4:30-5:30PM. BOOKING WITH LEE IS APPRECIATED ON 0427 620 864 HIGHEST AND BEST OFFERS ARE INVITED BY 12PM ON MONDAY, JUNE 3RD 2024** Council: Naracoorte Lucindale Council Rates: \$2,838.60 per annum Rental return: currently \$720 per week CT: 6273/704 Land Size: 872m2 approx Zoning: Neighbourhood Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833