

**1-3/186 Lawrence Street, Wodonga, Vic 3690**

**Professionals**

**Sold Block Of Units**

Friday, 1 September 2023

1-3/186 Lawrence Street, Wodonga, Vic 3690

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 6**

**Area: 272 m2**

**Type: Block Of Units**



Terry Hill  
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**\$850,000**

A rare chance to invest in Central Wodonga with this complex comprising three solid townhouses on one title, positioned on an excellent neat and tidy 1026m<sup>2</sup> allotment. There is allocated carparking for each unit and it is located only 350m away from Wodonga's Central Business District. Investors with a current weekly rental return of \$900 per week and with room to grow, this complex would be perfect for your Self-Managed Super fund, or for any savvy investors looking for a good rental yield and great location!

**UNIT 1 (FRONT)** Located at the front of the complex, offering three bedrooms with built in robes. Generous lounge & dining areas, plus modern kitchen with dishwasher & gas cooking. Ducted evaporative cooling and gas heating for your comfort. Outside the unit provides a secure rear yard and single lock-up garage. Currently in a fixed term lease at \$380 per week until June 2024

**UNIT 2 (BACK)** Situated at the rear of the complex, offering two bedrooms with built in robes. Generous lounge & dining areas, plus kitchen with ample cupboards & gas cooking. Gas wall furnace and refrigerated cooling for your comfort. Outside the unit provides a secure rear yard, single lock-up garage, and a second car space. Currently periodically leased at \$260 per week to a long-term tenant.

**UNIT 3 (MIDDLE)** Uniquely positioned in the middle of the complex, offering two bedrooms with built in robes. Generous lounge & dining areas, plus kitchen with ample cupboards & gas cooking. Gas wall furnace and refrigerated cooling for your comfort. Outside the unit provides a secure rear yard, single lock-up garage, plus a second car space. Currently in a fixed term lease at \$330 per week until February 2024. 186 Lawrence Street presents an excellent opportunity for the savvy investor with an anticipated gross rental yield of 5.8% - contact Terry or Josh to arrange your private viewing!