

1-3/204 Smith Street, Naracoorte, SA 5271



Sold Block Of Units

Friday, 5 April 2024

1-3/204 Smith Street, Naracoorte, SA 5271

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 943 m2

Type: Block Of Units



Lee Curnow

Contact agent

**** HIGHEST AND BEST OFFERS INVITED BY 12PM THURSDAY, APRIL 18TH ****Attention savvy investors, this well presented block of three brick units just a short walk from Naracoorte's town centre could be your best next buy! These units are currently tenanted on fixed leases: Unit 1 is tenanted until 23/06/2024 at \$215 per week. Unit 2 is tenanted until 28/11/2024 at \$245 per week. Unit 3 is tenanted until 19/02/2025 at \$235 per week. This represents excellent investment value with a combined rent amount of \$695.00 per week resulting in a gross rental yield of over 7%. All three units have the same simple design, with an open plan living space flowing into updated kitchen. The living space has high quality hard flooring, heated and cooled with a split system air conditioner. The tiled kitchen has electric appliances, practical bench and cupboard space with outside access. All units comprise of two bedrooms which are both carpeted and have ceiling fans. The main bedroom being a generous size of 3.9m x 3.6m. Laundry and bathroom share the same space with shower, vanity and toilet. The units each feature gas hot water and a water softener. There are open parking spaces at the front of the units as well as a three bay lockable shed at the back of the block, with one bay for each unit. Each of the units has an enclosed space at the rear. If you've been looking for a solid returning real estate investment close to the town centre, this could be it. Be quick to book your inspection with Lee on 0427 620 864. Council: Naracoorte Lucindale Council Rates: \$2,377.51 per annum Rental return: currently \$695 per week CT: 5261/226 Land Size: 943m² 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