

# 1/8 Auberge Close, Raymond Terrace, NSW 2324

## Duplex/Semi-detached For Sale

Wednesday, 12 June 2024

**DOWLING**

1/8 Auberge Close, Raymond Terrace, NSW 2324

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 706 m2**

**Type:**

**Duplex/Semi-detached**



Liam Higgins  
0249872226



Kim Hammond  
0249872226

**\$440,000**

Are you looking for the perfect investment property? Look no further! This low maintenance, hassle free, 2-bedroom brick duplex offers an unparalleled opportunity for savvy investors. With no fuss or stress from the beginning with everything already in place, this is one you don't want to miss. Key Features:- Immediate income with zero vacancy from the start, this duplex guarantees you a steady stream of income straight away. - Situated in a highly sought-after neighbourhood, tenants are drawn to the convenience of nearby amenities, public transport, and schools.- Two spacious bedrooms, main with built ins.- Neat and tidy Kitchen- Inviting living and dining area with air-conditioning- Main bathroom- Single car garage with additional visitor parking spot for tenants' convenience.- Solar hot water system- Laundry with external access- Enclosed low maintenance courtyardCurrent lease: 12 months, expiring 18/06/2025Current rent: \$410 per weekRental Yield: 4.7%Whether you're a seasoned investor or just starting out, this duplex offers a hassle-free, high-yield opportunity that's hard to beat. Don't miss your chance to own this prime investment property!This information has been provided to us by third parties and we do not accept responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.