

1 Manoorra Way, Nowra, NSW 2541

Duplex/Semi-detached For Sale

Monday, 11 December 2023

1 Manoorra Way, Nowra, NSW 2541

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 519 m2

Type:

Duplex/Semi-detached



Simon Scholtens

0418689609

\$870,000 - \$890,000

This near new dual residence property has been built for the investor in mind. Currently fully leased. Number 1- Four spacious bedrooms, each with built in robes- Reverse cycle air conditioning- Remote entry single garage with laundry to rear- Low maintenance fully fenced landscaped surrounds- Covered entertainment area- Impeccable kitchen with stainless steel under bench oven and cook top, plus dishwasher, together with a double door fridge space- Ensuite to master bedroom- LED lighting and tiled / carpeted throughout- Gross Rental Income of \$520 per week- Lease until 27 April 2024 (12 months) Number 1A- Two spacious bedrooms, each with built in robes- Reverse cycle air conditioning- Remote single garage with internal entry- Low maintenance landscaped surrounds and easy care fully enclosed level yard- Covered entertainment area with security screen sliding door- Impeccable kitchen with stainless steel under bench oven and cook top, plus dishwasher, together with a large fridge space- LED lighting and tiled / carpeted throughout- European style double bi-fold door laundry- Gross Rental Income of \$420 per week- Lease until 26 January 2024 (6 months) Together with the remainder of the builders seven (7) year warranty, appliance manufacturer warranties, plus approximate tax deductions, outgoings for the foreseeable future will be minimal in any instance. Rental demand in this new estate is always high, and together with the growing expansion of Nowra and surrounds, this wonderful will prove to be a solid future investment for you, and your family. With respect to our tenants, inspections will be as advised, or for further information or to arrange your private viewing, please contact Simon Scholtens on 0418 689 609 or simon@scholtensproperty.com.au Council Rates - \$578 per quarter | Water Rates - \$620 per quarter (Approx - Usage charged back to tenants) Scholtens Property - Marketing Your Property, Properly. Since 2001.