

10 Fraser Street, Jesmond, NSW 2299



House For Sale

Wednesday, 29 May 2024

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Bedrooms: 9

Bathrooms: 4

Area: 594 m2

Type: House



Allen Reece
0409814400

\$870,000 - \$900,000

Secure this high yield investment opportunity walking distance to shopping, University and services. Five bedroom/two bathroom house + four bedroom/2 bathroom flat with two entries allowing the option to separate into three bed/1 bath flat + Studio with kitchenette & ensuite. Live in one, rent the others or rent all and receive above average rental returns. House potential is \$650 pw, granny flat potential is \$550 pw plus Studio \$400 pw, with a gross total of \$1,600 pw. Main House: All bedrooms have ceiling fans and two include built-in robes. The renovated main bathroom services bedrooms 1,2 & 3 and a combined bathroom/laundry is shared by the bedrooms at the rear. Generous bed 4 can be converted back to its original purpose as lounge room if leased to family. Kitchen and dining/living are divided by a large breakfast bar/bench and includes reverse cycle a/c. Granny Flat: Entry is into the open spaced living/kitchen. The combined bathroom/laundry and two bedrooms are at the rear with the third bedroom accessed from the opposite side of the living area. All three bedrooms include built-in robes. Studio: Adjoins the granny flat with an internal entry via an ensuite which can be closed off to become part of the studio. There is alternative private ingress from an external door. This studio includes a kitchenette. For more information on this opportunity contact exclusive listing agent Allen Reece on 0409 814 400 or email the sales department sales@reecerealty.com.au