

**102 Kalandar Street, Nowra, NSW 2541**

**Raine&Horne.**

**Sold Block Of Units**

Thursday, 19 October 2023

102 Kalandar Street, Nowra, NSW 2541

**Bedrooms: 12**

**Bathrooms: 6**

**Parkings: 6**

**Area: 1796 m2**

**Type: Block Of Units**



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## Contact agent

We are excited to present an exceptional investment opportunity exclusively tailored for discerning investors. This offering comprises a rare block of six full brick construction two-bedroom units, all under a single title. Here are the key highlights:

- \* Six Two-Bedroom Units Under One Title:- This is a unique opportunity to acquire six low maintenance units all bundled under a single title. Such opportunities are rare and offer distinct advantages for investors.
- \* Spacious Layout:- Each unit boasts a spacious layout with features like high raked ceilings, two bedrooms, a combined lounge and dining area, a fully equipped kitchen, a bathroom, and a dedicated laundry area. This layout ensures comfortable living for tenants and adds to the appeal of the property.
- \* Full Brick Construction:- These units are constructed with full brick, ensuring durability and longevity. This robust construction reduces maintenance costs and enhances the property's overall value.
- \* Potential for Strata Subdivision:- There is significant potential for strata subdivision, subject to obtaining the necessary approvals from the local council. This could unlock additional value and flexibility for future development or resale.
- \* Strong Rental Income:- Currently, the property is appraised to yield a combined rental income of approximately \$1,860.00 per week. This consistent rental income provides a solid foundation for your investment. A few of the tenants have been long term so the rents are currently below market rent.
- \* Value-Adding Potential:- Beyond the immediate rental income, there is potential for value addition, given the age and condition of the units. Investors with a vision for renovation or improvement can capitalize on this opportunity.

This exceptional investment offering encapsulates both the allure of a well-maintained property portfolio and the potential for lucrative returns. Whether you are an experienced investor looking to expand your portfolio or someone seeking a unique investment opportunity, this property warrants your attention. For more information or to schedule an inspection, please contact:- Jared Cochrane at 0404 210 824- Josh Adams at 0435 739 560. Don't miss out on this rare opportunity to acquire a complete block of units with outstanding potential. Act now to secure your future in the world of real estate investment.