

1&2/11 Merton Street, Denman, NSW 2328

Raine&Horne.

Sold Duplex/Semi-detached

Saturday, 25 November 2023

1&2/11 Merton Street, Denman, NSW 2328

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type:

Duplex/Semi-detached



Jayden Nichols
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\$595,000

Calling all investors! Situated within easy walking distance to schools, Denman's main street and sporting fields, this solid duplex investment is ideally located in one of the Upper Hunter's fastest growing country towns. Currently returning \$640 per week in rental income with fixed tenants in place, all the hard work has been done for you. Offered together the units can be strata titled (STCA) if you wished to sell one separately in the future. One side features 3 large bedrooms all with built in robes and ceiling fans, an open plan lounge, dining and kitchen area, reverse cycle air conditioning, separate laundry and bathroom and a lock up garage. The other side is near identical but instead features a two bedroom layout. Both units enjoy very generously sized flat and fully fenced backyards with lawn lockers for handy storage of mowers and equipment. With excellent long term tenants in place, this is a very well-priced easy care investment in a top location. Be sure to inspect at your soonest convenience! • Brick & tile duplex investment • Walking distance to Denman Public School & public transport • 800m to Denman Hospital, main street & supermarket • 950m to Denman Train Station • Returning \$640 per week rental income: • Unit 1 - 2 bedroom unit - Returning \$280 a week - Tenant in fixed lease until Nov 24 • Unit 2 - 3 bedroom unit - Returning \$360 a week - Tenant in fixed lease until Sep 24 Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.