

**125 Bedford Street, Newtown, NSW 2042**



**Sold House**

Thursday, 17 August 2023

125 Bedford Street, Newtown, NSW 2042

**Bedrooms: 6**

**Bathrooms: 2**

**Area: 164 m2**

**Type: House**



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**\$1,675,000**

Unique to the market, this property presents a superb investment opportunity in a key location just 650m to Newtown station and within easy walking distance of the University of Sydney campus and the RPA Hospital precinct. A solid income-earner, the two-storey property comes with a 6 month leasehold in place assuring a steady income stream along with rental growth potential ideal for the long-term investor, SMSF buyer or developer. A premium asset class with a future upside, the wide-fronted terrace is in the heart of Sydney's vibrant bohemian culture and a short stroll to Enmore Road's small bar scene and music venues. On a dual access block with a NE facing backyard, the c1900 terrace is set on 164sqm approx in a connected urban village neighbourhood with the buzz of King Street at the top of the street and easy access to the city.- Property in the heart of Newtown, fully tenanted- 2 storey terrace with rear lane access and a NE courtyard- A prime location, 1.5km walk to the University of Sydney- Low-maintenance and high-yielding investment prospect- Polished timber floors, high ceilings and fresh interiors- Large bedrooms designed to share, 2 modern bathrooms- 2 oversized bedrooms with a study nook or walk-in robe- Common living/dining area and a bright modern gas kitchen- High rental demand, ideal for students and medical workers- Current total rental return \$78,000 per annum approx- Future uplift with scope to generate \$110,000 pa approx- Stroll up to King Street's dining and entertainment hub- Rates: Water \$169pq, Council \$461pq (Both approx.)Contact Timothy Gorrington 0438 822 281Shaun Stoker 0424 172 217Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))