

**13 Marina Street, Young, NSW 2594**

 THE AGENTS LOUNGE

**Block Of Units For Sale**

Thursday, 16 May 2024

13 Marina Street, Young, NSW 2594

**Bedrooms: 9**

**Bathrooms: 5**

**Parkings: 5**

**Area: 683 m2**

**Type: Block Of Units**



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## Expressions of Interest

This offering represents an exciting opportunity for investors & developers to acquire a prime parcel of land with five (5) units in the heart of Young, known as the Cherry Capital of Australia. This exceptional offering presents an excellent investment opportunity for astute investors and developers with vast scope for future developments/ enhancements subject to council approval. The property is fully leased with 2 fully renovated units and fully furnished. Located in the heart of Young CBD, adjacent to the police station, swimming pool and within a short walk to amenities and local shops.

- Block of 5 units, 2 renovated & 3 painted
- One title MU1 mixed used zoning
- Undercover parking for 4 cars + additional 1 car space (not covered)
- Excellent income of \$95,160 Per Annum
- Shared laundry to 2 units, 3 self-contained
- Premium location within the heart of young CBD
- Walk to local retail and amenities
- 682.9 sqm of level land

Unit composition:

- 1- 1 bed- painted, internal laundry and fully furnished
- 2- 2 bed - fully renovated and fully furnished
- 3- 2 bed - fully renovated and fully furnished
- 4- 2 bed - painted and fully furnished
- 5- 2 bed - painted and fully furnished

Disclaimer: We have in preparing this document, used our best endeavors to ensure that all the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document.