

**15 Moresby Street, Wallsend, NSW 2287**



**House For Sale**

Friday, 31 May 2024

**15 Moresby Street, Wallsend, NSW 2287**

**Bedrooms: 7**

**Bathrooms: 5**

**Parkings: 3**

**Type: House**



Joe Di Claudio  
0412251434



Yan Wang  
0422779910

## Price Guide \$850,000 - \$895,000

Welcome to a golden opportunity in the heart of Wallsend, conveniently located near the bustling Wallsend and Jesmond Shopping Centres. With easy access to the Newcastle link road and the highway, this investment property promises a steady and impressive return on your investment. **INSPECTIONS BY APPOINTMENT ONLY** Key Financial Highlights: Net Income: \$55,750 Per Annum! Secured Income: Fully leased Home and Flats!! Multiple Income Streams: Four Separate Rental Units! Main Residential Home: Step into a spacious and well-appointed main residence that features a split-level design. The master bedroom boasts an ensuite and a spacious walk-in wardrobe, while three additional bedrooms share a bathroom on the ground level. The living and kitchen area features floating timber floors, making it both elegant and easy to maintain. Additional Structures: But that's not all! This property includes multiple free-standing structures, all leased out with separate lease agreements. There are two separate freestanding structures, each converted into 1-bedroom flats, and an additional 1-bedroom flat that was converted from the main residences garage. Each of these flats is equipped with its own kitchenette and a private bathroom complete with a hot water system. Investment Potential: With four income-generating units on the one block, this property offers an attractive and reliable income stream for savvy investors. There would also be potential to turn the house into separate room accommodation. The rental could increase up to \$800 per week. The total income could potentially be up to \$1,425 per week as a whole. Potential rental return is \$61,250 per annum as a whole. If you're looking for a long-term rental return investment with minimal hassle, this is the opportunity you've been waiting for.

4min(1.5km) Drive to Jesmond Central  
4min(1.8km) Drive to Wallsend Village  
5min(2.1km) Drive to Newcastle link road  
7min(2.2km) Drive to Callahan College Jesmond  
10min(4.9km) Drive to The University of Newcastle  
11min(5.6km) Drive to John Hunter Hospital  
26min(11.2km) Drive to Bar Beach