

# 15 Vail Court, Bilambil Heights, NSW 2486

## House For Sale

Wednesday, 3 April 2024

15 Vail Court, Bilambil Heights, NSW 2486

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Type: House



Cait Hodge

0755599700

## Expressions of Interest, Closing 15th April at 5pm

Embark on the distinctive journey of seizing a rare freehold investment opportunity with this exclusive pair of three-bedroom duplexes, perfectly positioned in the highly sought after and serene location of Bilambil Heights. This unique investment is not just a property but a gateway to a lifestyle of comfort, convenience, and financial prosperity. Situated on a generous 812m<sup>2</sup> plot of land, the situation of the property is not only ensuring a tranquil living environment but also enhances the desirability and privacy of the homes. This property stands as a pinnacle of investment excellence, offering an unparalleled opportunity for the savvy investor. Unified under a single title, this dual-dwelling property emerges as a financial gem within the real estate market, boasting a robust rental income of \$1,080 weekly. The single title aspect simplifies ownership and management, making it an appealing choice for those purchasers who are looking for a hassle-free addition to their portfolio. Whether you're envisioning a harmonious living arrangement for a large family, the option of living in one unit and renting the other or seeking a solid investment and renting both units of the duplex that promises both immediate returns and long-term capital growth, this duplex pair in Bilambil Heights represents a rare and unparalleled opportunity in today's market. Expressions of Interest closing 5pm on the 15th of April - The vendors have made it clear, this property must be sold!

**Features Include:-** Experience the elegance of split-level living and dining areas, boasting with natural light. The air conditioned lounge room space offers serene valley vistas, complemented by sizable kitchens with ample bench space and storage. - Each duplex houses three well-appointed bedrooms, complete with integrated wardrobes and ceiling fans for ultimate comfort. - The master bedrooms command their own exclusive tier, complete with spacious ensuite bathroom and air conditioner defining its own private retreat within the home. - Bathrooms are meticulously designed with a separate toilet facility, prioritizing privacy and convenience. - The convenience of a single lock-up garage with direct internal access. - Both dwellings benefit from long term tenancies, ensuring a stable investment.

**Additional Information:** Duplex 1 currently rented for \$550 per week with lease ending 6th of October 2024 Duplex 2 currently rented for \$530 per week with lease ending 26th of January 2025  
Water: \$392 quarterly approx Rates: \$3,430 annually approx Building Constructed in the late 1990's approximately Land size: 812m<sup>2</sup> Rental Appraisal Duplex 1 \$630 - \$680 per week Rental Appraisal Duplex 2 \$630 - \$680 per week

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