

**17 Boheena Street, Narrabri, NSW 2390**



**Sold Block Of Units**

Monday, 28 August 2023

17 Boheena Street, Narrabri, NSW 2390

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 4051 m2**

**Type: Block Of Units**



Carla Baxter

## Contact agent

CARLA BAXTER REAL ESTATE has the pleasure of listing for sale this excellent investment opportunity in an already thriving market offering four units with a sound return and potential to develop further. Positioned within walking distance to the Narrabri Lake, Wilga Hotel, Narrabri West Public School, sporting fields and tennis and netball courts this conveniently located property offers the perfect entry into the market!Featuring:Unit 1 - Fully refurbished unit with modern finishes throughout- Tiled kitchen with split system air conditioner, Caesarstone benches, electric oven, cooktop and breakfast bar- Lounge room with carpet floor coverings and ceiling fan- Bedroom with carpet, ceiling fan and built-in wardrobes- Modern tiled bathroom consisting of shower, vanity and toilet- Rent \$250.00 per week Unit 2- Entrance hallway with carpet floor coverings- Lounge room with carpet floor coverings and ceiling fan- Bedroom with carpet floor coverings- Kitchen with vinyl tiles including electric oven and ample cupboard space- Tiled bathroom consisting of shower, vanity and toilet- Rent \$150.00 per week Unit 3- Entrance hallway with carpet floor coverings - Lounge room with carpet floor coverings and split system air conditioning - Kitchen with vinyl timber style flooring including electric oven and ample cupboard space- Bedroom with carpet floor coverings - Tiled bathroom consisting of bath with shower overhead, vanity and toilet- Rent \$170.00 per week Unit 4- Entrance hallway with polished timber floors- Lounge room with polished timber floors - Kitchen with polished timber floors including split system air conditioner, electric oven and ample cupboard space- Master and 2nd bedrooms with carpet floor coverings- Study with polished timber floors - Tiled bathroom consisting of bath with shower overhead, vanity and toilet - Rent \$220.00 per week Common Areas - Tiled gauzed-in entertaining area with access to the laundry - 2 x laundry rooms with built-in shelving for communal use - 1 x single carport (ideal for caravan height)- 3 x single lockup garages- Rainwater tank - Rates: \$3564.00 p.a.Additional vacant land at the rear of the existing units offers the perfect opportunity for further development of more units or the option to subdivide and sell the extra parcel of land to a neighbour or developer. An excellent opportunity well worth inspection!For further particulars or to arrange an inspection contact the selling agent.