

22 Koolkhan Drive, Koolkhan, NSW 2460



Duplex/Semi-detached For Sale

Tuesday, 6 February 2024

22 Koolkhan Drive, Koolkhan, NSW 2460

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 315 m2

Type:

Duplex/Semi-detached



Kylie Swift

0488161621

\$549,000

With our first unit going under offer prior to finalisation, there really is a limited opportunity to grab unit 2 with both hands. Our interest has been split between investors and owner occupiers, so there is a wide market for our offering. Did you know that buying a new property can benefit investors? Did you know that there may be depreciation advantages, which you may be able to claim as a tax deduction? Or perhaps you've heard that a new building can be depreciated over decades? We highly recommend you discuss this opportunity with your accountant or financial adviser before it's too late. We are expecting each unit would rent for approx \$550 per week on a general residential lease with comparable properties being leased by professionals and/or companies between \$650-\$760 per week, furnished and/or unfurnished. For owner occupiers, you can rest assured that Koolkhan is 100% flood-free just a few minutes' drive past the Junction Hill store, and several minutes to the Grafton CBD. This newly built estate offers homes of a similar construction and demographic, making it a trustworthy investment for the years to come. Our sellers have mindfully crafted these bespoke 3 bedroom, 2 bathroom units for immediate sale and interest is HIGH. Our floorplan, design features, timeless colour scheme, on-point accents and attention to detail elevate this duplex above all others. You simply can not compare apples with oranges when it comes to local duplex comparisons. We are certainly close to the finish line with an estimated construction completion date around the middle of May. The opportunity presents right now to purchase unit 2 before we welcome the wider market inside. Please note: The photos featured in this advertisement are of unit 1 being a mirror image of unit 2. Contact Kylie Swift of Virtue Property on 0488 161 621 to declare your interest. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.