

23 Charles Street, Murwillumbah, NSW 2484



Block Of Units For Sale

Thursday, 18 April 2024

23 Charles Street, Murwillumbah, NSW 2484

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Area: 613 m2

Type: Block Of Units



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\$1,650,000

Presenting an outstanding investment opportunity, this fully tenanted four unit complex occupies a well-maintained 613sqm site less than a 10 minute stroll to Murwillumbah CBD. Featuring 4 x two-bed, one bath units, the current owner has spared no expense in maintaining and updating the property both inside and out over recent years. With all the hard work already done there is nothing that needs to be spent on these immaculate units. With healthy rental yields and positioned in a convenient location, astute investors will immediately recognise the current and long-term value of this unique offering. Features of the units include:

- Lower level units 1 and 2 have been recently renovated throughout with new kitchens, bathrooms, wiring, plumbing, and new stoves
- Upper level units 3 and 4 are neat and tidy and have also been freshly painted with new light fittings and curtains and new stoves installed 2021
- Polished hardwood floors throughout

Features of the property include:

- Communal laundry with 4 x individual tubs and washing machine spaces, new tub back splashes and plumbing with electrical usage isolated for each unit with control switch in each unit kitchen
- 4 bay rear carport with new zinalume roof and steel box drain
- Recent painting of external building, laundry, and handrails
- New zinalume roof, ridge capping, gutters, and earth wool anticon blanket installed
- Front lawn sitting area
- Newly sealed lower level covered sitting area
- Galvanised steel handrail and balustrade installed on back top landing with safety gate at top of stairs
- New concrete path at entry
- New zinalume mini orb and flashings to all eaves
- Switchboard upgrade May 2020
- New 10-year lithium battery smoke alarms installed in all units

Fantastic tenants in place, all units are currently occupied at \$450/wk. Council Rates - \$3,975 per annum Water Rates - \$1,436 per annum Insurance - \$5,246 per annum Whether you're a seasoned investor or expanding your portfolio, this impressive property is ready for immediate takeover and offers a solid foundation for long-term financial gain in such a high growth Tweed Coastal area. Call to arrange an inspection today! Kristie Hoffman 0427328764 ~ Proudly representing the sale of this property. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. Elders Tweed Valley and its staff will not be held responsible for any act or omission arising from the accuracy of such material. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.