

# 25 Eyles Avenue, Murwillumbah, NSW 2484

## Block Of Units For Sale

Tuesday, 2 April 2024

25 Eyles Avenue, Murwillumbah, NSW 2484

**Bedrooms: 11**

**Bathrooms: 5**

**Parkings: 4**

**Type: Block Of Units**



Christian Petersen  
0755599700

## Auction on site

Auction on site on Tuesday, 23rd April at 11am. For the first time in 24 years, here is your chance to set yourself up for the future with this type of property that rarely becomes available. Nestled on the picturesque hillside of Murwillumbah, this exceptional investment opportunity awaits! Presenting a block of five flats (not Strata Titled), three of which boast views of the surrounding landscape and two have views out over Knox Park. Whether you're an investor seeking a lucrative addition to your portfolio or a homeowner looking for an income-generating property, this offering is sure to captivate.

**Key Features:**

- Prime Location:** Situated atop serene Hartigan's Hill in Murwillumbah, residents will enjoy tranquility and panoramic views while still being close to local amenities and conveniences.
- Five Flats:** Each flat is spacious, offering comfortable living spaces.
- Views:** Wake up to awe-inspiring views of the rolling hills and verdant valleys, creating an ambiance of peace and serenity.
- Investment Opportunity:** With five separate flats, this property presents an excellent opportunity for rental income, some of the lease have potential of increases.
- Location Highlights:** Convenient access to local shops, cafes, and restaurants, Sunnyside Mall only 1.1km away. Proximity to recreational facilities and outdoor activities, including Knox Park only 900m away.

Don't miss out on this rare chance to own a piece of paradise in Murwillumbah! Contact us today to schedule a viewing and secure your slice of hillside living in Murwillumbah. Don't let this opportunity pass you by! Set high on the hill, flood free, with nice views over the area.

**Flats:**

1. Leased for \$370 per week - Out of fixed term.
2. Leased for \$400 per week - Fixed term ends 29th August 2024.
3. Leased for \$300 per week - Fixed term ends 28th May 2024.
4. Leased for \$370 per week - Out of fixed term.
5. Leased for \$370 per week - Out of fixed term.

Approximate outgoings, Council Rates are approximately \$4,663.20 per year. Water rates are paid by the owner. Landlord Insurance \$1,286.30 per year. Building (Strata) insurance \$3,028.28. ( All units are on one title ) For further information call Christian now!

**Disclaimer:** The information provided, including property details such as dimensions, pricing, photos, and descriptions, is sourced from third parties for your convenience. Real Specialists cannot guarantee its accuracy and disclaims all liability for any losses or damages arising from its use. Users are advised to verify information independently and consult legal counsel for property inquiries. Prices on the Website are subject to change.<sup>2</sup>