

25 Warburton Street, East Side, NT 0870



Block Of Units For Sale

Monday, 4 March 2024

25 Warburton Street, East Side, NT 0870

Bedrooms: 7

Bathrooms: 6

Parkings: 6

Area: 1030 m2

Type: Block Of Units



Lindsay Carey

0439034711

\$1,395,000

Situated in the serene neighbourhood of Old Eastside, 25 Warburton Street offers an unbeatable investment opportunity. This property occupies a large 1030m² area and houses six beautifully renovated units, consisting of one 2-bedroom unit situated at the front of the complex, and five 1-bedroom units, each meticulously designed for the discerning investor. Every 1-bedroom unit is uniformly designed. At the front of each is a cozy patio, secured with a Crimsafe screen and a frosted glass main door. The spacious, open-plan living area offers low-maintenance living with tiled floors throughout and split system air conditioning for year-round comfort. The kitchen, thoughtfully designed in an L-shape for efficient space utilisation, comes equipped with electric cooking facilities, a washing machine, and a refrigerator. The living area offers ample space for a dining and lounge. The bedroom offers generous space and includes a large built-in robe, built-in shelving with drawers, and its split-system air conditioning. A modern bathroom complements the bedroom, fitted with a sleek vanity, toilet, and shower. Natural light streams in through glass sliding doors in the bedroom, leading out to a private, paved courtyard encircled by privacy fencing. Given that the units come fully furnished, they serve as an attractive turnkey investment option. On top of this, each unit offers the additional convenience of off-street parking. For enhanced privacy, both the front and back units boast slightly larger yards. Residents can enjoy a tranquil retreat in the shared outdoor areas shaded by mature trees and securely fenced. In terms of investment viability, the potential returns are promising, 8% gross return. With a total gross rental yield of \$112,944 per annum against annual outgoings in the vicinity of \$23,000.00. Its coveted location in a desirable neighbourhood combines Old Eastside's charm with easy access to local amenities and the city's dynamic lifestyle. Investment in 25 Warburton Street is more than just a financial decision; it's a gateway into a connected and comfortable community lifestyle. This property stands as an intelligent investment, ideal for those keen on claiming a piece of the Old Eastside and watching their investment prosper. Contact Lindsay 0439 034 711 to view this unique investment today. Outgoings: TOTAL = \$23,000.00 p/ao Rates: 12000.00 p/ao Insurance: 3500.00 p/ao PAWA: 7500.00 p/a (Approx) Rental return: Total Gross Rent: \$112,944 p/a