

26 Pandora Street, Lightning Ridge, NSW 2834



Sold House

Wednesday, 15 November 2023

26 Pandora Street, Lightning Ridge, NSW 2834

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 1000 m2

Type: House



Glen Ryan

\$349,000

:: Excellent Long-Term Tenant :: Air-Conditioned :: Beautiful Spacious Kitched :: 3 large Bedrooms :: 3 Toilets :: Great BBQ Area :: 26 Pandora St Lightning Ridge Great Value at \$380,000) This excellent property is being offered as a sound investment to the astute buyer. The current tenant, Mission Australia, has had their operations going since 2016 and the present Lease does not expire until July 2024 and will most likely continue with the rent to \$1,800 per month. The Return on Investment with rent of \$1,800 per month, is approximately 6.4%. This has the potential of making solid equity gains. The site is Zoned R1 (Residential 1), the Rates are \$463 per quarter and the land size is 1,000 m². The well-maintained 3-bedroom home boasts a huge modern kitchen with large dining area. It is equipped with a large gas stove, exhaust range hood, new dishwasher, and double sink. The well appointed family bathroom has a spa bath, separate shower, vanity, and toilet. The front bedroom has an ensuite, with shower and toilet. The spacious laundry has a 3rd toilet conveniently located close to the very functional outdoor BBQ area. At the rear of the block there is large storage shed approximately 10m x 6m. Rear lane access is also available. Of course, the zoning can also allow for the property to become an excellent family home, subject to the current Lease. All bedrooms are now serving as offices. Please call Glen, on 0439 864 600, to inquire further or to arrange an inspection of this fantastic opportunity.