

3/4 Yenda Place, Yenda, NSW 2681

Sold Block Of Units

Wednesday, 10 April 2024

SOUL
PROPERTY AGENTS

3/4 Yenda Place, Yenda, NSW 2681

Bedrooms: 8

Bathrooms: 5

Area: 1012 m2

Type: Block Of Units



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Contact agent

Are you seeking a stellar addition to your investment portfolio and an affordable entry level money maker? Look no further! This mixed commercial and residential property located in Yenda, NSW, offers a rare and lucrative opportunity with multiple income streams. Yenda is located only 18kms from the thriving cosmopolitan regional centre of Griffith. The village is also home to one of the regions largest employers Casella Family Brands. Yenda is a vibrant community and offers convenient services including a local supermarket, fuel station, pharmacy and public primary school. Property Highlights:-2 Commercial Spaces-5 Residential Apartments -Opposite the Village's Main Park -Timeless Façade-Gross Annual Income of over \$85,000Key Location Features: -Heart of Yenda Village-Just 17 kms from Griffith, NSW -Future Residential Expansion Plans for the Village -Home to Casella Family Brands, one of the regions largest employers -Local Supermarket, Fuel Station, Pub, Agri Supply Company, and Pharmacy nearbyInvestors, this is your golden ticket to seize a piece of Yenda's exciting growth corridor! Commercial Spaces: The two commercial spaces offer flexible leasing options, attracting local businesses eager to be part of Yenda's thriving community. The proximity to essential amenities and the main park guarantees high visibility and passing traffic, making these spaces a coveted choice for entrepreneurs. Both properties spaces are currently leased with the main floor space occupied by the local Kebab specialists and the second space by a local art studio.Residential Apartments: With five well-appointed apartments, this property caters to the growing demand for comfortable living in Yenda. Tenants can enjoy the convenience of the villages main park, adding to the property's appeal. These apartments are consistently occupied, contributing significantly to the property's impressive income – in particular servicing the large labour force of the wineries employed by Casella Family Brands and Burton Vineyards. Both 2-bedroom units are partly furnished as well as the street level studio apartment with remaining 2 x 2 bedroom units leased as vacant residential rentals.Future Growth Potential: Yenda is on the cusp of an exciting expansion with future residential expansion plans in place. This presents an excellent opportunity for long-term capital appreciation. The presence of Casella Family Brands, a major employer in the region, ensures a stable local economy, making Yenda a robust and resilient investment destination.Investment Portfolio Enhancement: Adding this property to your investment portfolio means securing a consistent gross annual income of over \$85,000. Its timeless facade and standout presence in the village not only guarantee long-term appeal but also promise a remarkable return on investment. The central location and large lot also allow for the next owners to take further advantage on the site with additional development. With residential vacancy rates remaining at historic lows and demand at historic highs, this regional investment allows an affordable entry to this dynamic market place.Don't miss your chance to capitalize on this exceptional real estate gem in Yenda. Act now, and reap the benefits of Yenda's growth and prosperity. Contact us today to arrange a viewing and discover the boundless potential of this remarkable property.