

**316&318 Townsend Street, South Albury, NSW 2640**



## **Block Of Units For Sale**

Thursday, 13 June 2024

316&318 Townsend Street, South Albury, NSW 2640

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1256 m2**

**Type: Block Of Units**



Christian Clark  
0431263750

## Expressions of Interest

Attention investors! Presenting an exceptional opportunity to acquire two adjoining properties in the highly sought-after South Albury area. 316 and 318 Townsend Street exude old-world charm while offering modern amenities, making them perfect for rental income or redevelopment.

**316 Townsend Street:**

- 2 Bedrooms
- 1 Bathroom
- Gas Cooktop
- Ornamental Fireplace
- Split system heating and cooling

This charming home features two cozy bedrooms, a vintage ornamental fireplace, and a functional kitchen with a gas cooktop. It's an ideal rental property that appeals to tenants who appreciate character and comfort.

**318 Townsend Street:**

- 3 Bedrooms
- Gas Cooktop
- Wall Gas Heater

Next door, 318 Townsend Street boasts three spacious bedrooms, a gas cooktop, and a wall gas heater, ensuring year-round tenant satisfaction. This property offers great rental potential with its larger living space and practical layout.

**Key Investment Highlights:**

- Both properties sold together
- Strong rental income potential
- Prime location in South Albury
- Blend of historic charm and modern amenities
- Opportunities for future redevelopment STCA
- Both currently let with exemplary tenants

Seize this rare chance to expand your investment portfolio with these two properties, perfectly situated in one of South Albury's most desirable neighbourhoods. Whether you're looking to generate steady rental income or explore redevelopment options, 316 and 318 Townsend Street offer endless possibilities. Contact us today to learn more about this outstanding investment opportunity and schedule a viewing.