

**36 Forbes Road, Orange, NSW 2800**



**Sold Block Of Units**

Monday, 14 August 2023

36 Forbes Road, Orange, NSW 2800

**Bedrooms: 14**

**Bathrooms: 9**

**Parkings: 11**

**Area: 820 m2**

**Type: Block Of Units**



Team Fitzgerald  
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## Contact agent

Introducing an exceptional investment opportunity in West Orange, opposite the prestigious Duntryleague Golf Club. This block of fully renovated apartments offers a unique chance to secure a steady income stream and capitalize on the potential for rental demand and future growth. Comprising of 2 x 2 bedroom apartments, 2 x 3 bedroom apartments, and 1 x 4 bedroom apartment, this entire block is set on a spacious 3358sqm parcel of land. These apartments are in impeccable condition, requiring no further investment and are ready to take to the rental market immediately. AirBnB or long term rental, the choice is yours. Convenience is key, as this property is situated on the route to the field day site, ensuring a high level of visibility and accessibility. The low maintenance common areas and future bookings further enhance the appeal of this investment opportunity. Don't miss out on this rare chance to acquire a solid block of apartments in a prime location. Act now to secure a promising investment with immediate potential for income and long-term capital growth. Features- 2 x 2 bedrooms apartments all on the ground floor - 2 x 3 bedroom apartments all with balconies- 1 x 4 bedroom apartment- Spacious updated kitchens- All units have an internal laundry- Bright and airy lounge areas- 11 car spaces- External laundry facilities for house keeping- Land size 3358sqm approx. Zoned R1 General Residential- All units have RC/AC & ceiling fans- Solar system & Tesla battery set up A solid investment with high rental returns and strong capital growth is ideal for investors, developers or self-managed superannuation funds. Investment information:- 2 x 2 bedroom units long term lease return \$380 per week- 2 x 3 bedroom units long term lease return \$410 per week- 4 bedroom unit long term lease return \$450 per week- Rates : \$915 per quarter Serviced Apartment/AirBnB Lease Potential - \$90 to \$120 per room per night Property can be sold with furniture **DISCLAIMER** All information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such.