

**37-39 Havannah St, Bathurst, NSW 2795**



**Other For Sale**

Tuesday, 9 April 2024

37-39 Havannah St, Bathurst, NSW 2795

**Bedrooms: 4**

**Bathrooms: 2**

**Type: Other**



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## Guide \$1,100,000 - \$1,200,000

Located in the CBD, this renewed and updated dual-income opportunity offers a combined rental return of \$965 p/w in long-term tenancy, or up to \$3,010 pw combined as short stay/ Airbnb accommodation. Live in one, rent one, rent both, or work from home- the opportunities are endless! Walk to the very centre of CBD, just minutes from parks, shops, sports grounds, and trendy Keppel Street eateries. This tastefully and fully furnished, beautifully set up investment opportunity must be inspected to be appreciated- book your inspection today! What we love about the property:

- 2 x 2 bedroom 1-bathroom properties, located on one title
- "William" (#39) showcases contemporary bold splashes of colour in the beautiful interior design. Tenanted at \$475 p/w until 19/6/24. Previously was set up on Airbnb at \$205 per night, comes fully furnished and set up for short stay accommodation
- "Ellen" (#37) is a two-bedroom one bathroom, offering elegant and restful interiors beautifully complementing the original character features. Currently renting at \$490 p/w until the 17/11/24. Previous was set up on Airbnb at \$225 per night, comes fully furnished and set up for short stay accommodation
- Both properties feature high ceilings, polished floorboards, and neutral paint throughout
- Both properties offer modern and beautifully appointed bathrooms with floor to ceiling tiles and underfloor heating
- Both properties offer open sunny kitchens with dishwashers and plenty of storage
- All four bedrooms include built-in robes & ceiling fans, whilst both lounge rooms offer reverse cycle air conditioners
- Low maintenance fully fenced yards and garden sheds to both properties
- Sliding glass doors into both backyards from the living rooms of both properties
- Immaculately maintained
- Beautifully and comprehensively set up for short stay/ Airbnb accommodation, fully furnished and thoughtfully equipped to make each guest's stay a pleasant one. Offering location, character, and investment potential, this property must be viewed to be fully appreciated. Contact the team today to plan your inspection!

\*\*Council Rates: Approx. \$3,288.68 pa