

40 Weiley Avenue, Grafton, NSW 2460

Sold Block Of Units

Wednesday, 27 March 2024



40 Weiley Avenue, Grafton, NSW 2460

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 982 m2

Type: Block Of Units



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\$632,000

Consider all the following points that make this solid 2 x 3 bed brick duplex an absolute special for investors looking for both returns and future capital growth: there's the spacious layout with internal stairs, the extra large garages measuring 9.5m long per side, the solid construction with suspended concrete slab flooring and there's the handy address right in the centre of town – close to CBD shops, sporting grounds, schools and services. Current rent return is just north of \$740 per week with one tenant in place for nearly 30 years! When she moved in her child was an infant who is now a young adult taking advantage to the downstairs 3rd bedroom which lends itself to semi-separate living. The other side has tenants in place since February 2023 and features some recent renovations which mean it won't need work for the foreseeable future. Tenant here would love to sign a long term lease. There is a spacious fenced yard for the tenants enjoyment and this type of rental accommodation sees very low vacancy rates due to affordability and convenience. Rates: \$4,985 23/24