

**45 Hardy Avenue, Wagga Wagga, NSW 2650**



**Sold House**

Wednesday, 17 January 2024

45 Hardy Avenue, Wagga Wagga, NSW 2650

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



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## Contact agent

A rare investment opportunity awaits at 45 Hardy Avenue, Wagga Wagga, NSW, 2650. This unique offering presents not just one, but two properties on a single title, ensuring versatility and potential for dual rental income or multi-family living. Positioned in the heart of Wagga's medical precinct, currently both properties are leased at \$600.00 per week each (\$62,400 PA Gross) to a long-term tenant on a periodic lease, guaranteeing an immediate return on your investment. Next rental review is March 2024. The original home has been extensively renovated and features 2 bedrooms with built-in robes plus a separate living room (or large third bedroom). A modern open-plan kitchen, dining and family area adjoins the laundry with a second toilet. Enjoy year-round comfort with split system heating and cooling throughout plus ceiling fans. An undercover private outdoor space at the rear completes this flexible easy-care property. The additional 2 bedroom residence features spacious open-plan living, a modern kitchen equipped with quality appliances, generous storage space, a breakfast bar and meals area as well as a fully equipped European laundry. Split system heating and cooling ensures climate control year-round, while the outdoor entertaining area adds a delightful touch. Large double-glazed windows ensure quiet, energy-efficient living with an abundance of natural light and airflow through the home. Both properties come fully furnished making this a true turnkey opportunity. Being very close to both hospitals, these two homes are popular with medical staff tenants. Whether you're a savvy investor or seeking a dual living arrangement where you could live in one and generate income from the other, this property offers a unique and rewarding real estate proposition. Don't miss out on this rare opportunity to secure a sound investment in the sought-after Central Wagga Wagga. Features: 4-5 Bedrooms 2+ Bathrooms 2 Covered Car spaces Council rates: \$3,470.41 p.a.