

5 Bracken Street, Armidale, NSW 2350

House For Sale

Thursday, 30 May 2024



5 Bracken Street, Armidale, NSW 2350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1314 m2

Type: House



Julie Schaefer
0408200668

\$400,000

Welcome to your dream investment opportunity! Nestled at the end of a quiet street in the serene surroundings of Armidale this delightful 3-bedroom, 1-bathroom home awaits its new owner. Boasting a generous land size of 1,314 square meters, this property offers plenty of space and potential for various possibilities. Key Features Include: Solar Panels: Enjoy the benefits of sustainable living with solar panels installed on the roof, resulting in minimal energy costs (only \$100 per quarter!) and valued at \$10,000.00. Tranquil Location: Situated at the end of a tranquil street with only one side neighbour, providing a sense of privacy and peace. Comfortable Living: Stay cozy year-round with both air conditioning and a wood fire, ensuring comfort no matter the season. Income Potential: This property presents a lucrative opportunity as an Airbnb investment, with a potential a rental income of \$740.00 per week with a remarkable yield of 9.6%. Development Potential: With a sizable land parcel, there's the exciting opportunity to subdivide the property into two blocks, allowing for further development and increasing its value. Subdivision Ready: A survey plan worth \$2,750.00 is available for potential buyers for, enabling them to kickstart the subdivision process immediately upon acquisition. Entertainment Space: The spacious backyard features a unique bubble tent, offering guests a one-of-a-kind experience and further enhancing the property's appeal. Convenience: Benefit from the convenience of two parking spaces and a shed for additional storage. Ample Space: Three bedrooms provide ample space for residents and guests alike. Well-Appointed Bathroom: One well-appointed bathroom ensures comfort and convenience. Turnkey Investment: This property comes with the added bonus of a mature management team looking after the Airbnb operations, making it an ideal turnkey investment opportunity. Immediate Income: The option to sell the Airbnb business along with the house presents the buyer with an immediate income-generating asset. 5 Bracken Street would likely to attract a rental value of approximately \$440.00-\$460.00 per week in it's current condition. Don't miss out on the chance to own this exceptional property in Armidale, NSW. Whether you're looking for a comfortable family home, a savvy investment opportunity, or a combination of both, this property has it all. *We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.*