

500 Karoola Place, Lavington, NSW 2641

House For Sale

Thursday, 30 May 2024

SN STEAN NICHOLLS

500 Karoola Place, Lavington, NSW 2641

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 761 m2

Type: House



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This unique and purpose-built residence presents an exceptional investment opportunity, conveniently situated close to Lavington Shopping Centre, local schools, parks, and sporting facilities. The floorplan consists of three separate living quarters that are currently tenanted individually under the one lease, each boasting its own kitchenette, bedroom and bathroom facilities. Furthermore, two of the units offer the added luxury of separate bedroom and living spaces, while the third unit is elegantly designed with an open-plan layout. To further enhance the living experiences for each of the units, the property boasts three distinct outdoor spaces, perfect for relaxation and leisure so that each of the tenants can enjoy their own private outdoor space. Modern conveniences abound in this property, ensuring comfort throughout the year with split system heating and cooling. Additionally, the residence features a double lock-up garage, complete with remote control access and the convenience of internal entry into the home. As an investment, this residence stands out with a current rent return of \$660 per week and due to be increased to \$670 in October) with an increase to follow the next year. The existing tenant is secured on a fixed-term lease until November 2025, providing peace of mind and a reliable, hassle-free income stream. This unique property is not just a place to live but a smart investment, combining modern amenities with a prime location and flexible living arrangements. Features Include: - 3 self-contained units/living quarters - Separate kitchenettes with gas cooktop cooking - Separate private outdoor spaces - Split system air conditioner and heating - Double lock up garage with internal access - Ideal for investors - Strong proven rental with room to increase