

7 & 7A Wilkerson Place, Dungog, NSW 2420



Duplex/Semi-detached For Sale

Wednesday, 17 April 2024

7 & 7A Wilkerson Place, Dungog, NSW 2420

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1205 m2

Type:

Duplex/Semi-detached



Tavis Chivers
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Expression of Interest

Are you in search of your next investment venture? Look no further! This duplex, consisting of two units, currently earns an impressive rental return of \$660 per week and offers plenty of scope for improvement upon further renovation to maximise your rental return. Nestled at the end of a tranquil cul-de-sac in a sought after street, the property enjoys close proximity to all amenities Dungog has to offer, including the train station, schools, retail outlets, local services, and eateries. Dungog itself offers an easy commute to Raymond Terrace (30 mins), Maitland (40 mins), and Newcastle (1 hour). Situated on a manageable 1205sqm allotment, the brick complex boasts two spacious self contained homes. Each unit comprises two bedrooms with built-in wardrobes, an open plan kitchen, dining and living area, main bathroom, internal laundry, attached single garage and a private courtyard. Both units are currently occupied by tenants with the weekly rental return of \$660 per week (approx. \$34,320pa) making this worthy of your attention. Things you need to know: • Price guide \$600,000 - \$660,000 • First time offered to the market • Title particulars: LOT 55 DP817159 • Zoned R1 Residential • Each powered individually • Existing tenants in both units with fixed term leases • Unit 1: \$280 p/w • Unit 2: \$380 p/w (recently renovated) Offered by way of Expression of Interest – Closing Thursday 9th May if not sold prior. Open for inspection each Wednesday 4:00pm - 4:30pm & Saturday 11:00 - 11:30am. Contact Tavis on 0428 921 704 or Bonnie on 0448 921 704 for more information. Disclaimer: Dillon and Sons have prepared this information using our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained in the Dillon and Sons website is provided as a convenience to clients. All property prices displayed on the Website are current at the time of issue but may change at any time.