

9/73-75 BUTLER STREET, Deniliquin, NSW 2710

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Unit For Sale

Wednesday, 24 April 2024

9/73-75 BUTLER STREET, Deniliquin, NSW 2710

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Trent Lloyd

\$170,000

9/73-75 Butler Street emerges as an enticing prospect for investors seeking a low-maintenance addition to their portfolio. This charming unit encapsulates ease and comfort with its two generously-sized bedrooms and a convenient bathroom. Upon entering the unit, one is greeted by a spacious open plan kitchen/dining/lounge room, a delightful space for tenants to relax and dine. The large master bedroom, equipped with a built-in robe, promises a restful retreat, while the second bedroom accommodates a queen bed with ease, making this unit an attractive proposition for a variety of renters. Externally, the property boasts a vinyl-clad façade, enhanced by a quaint deck at the front, perfect for enjoying a morning cuppa or the serene evening air. A single carport and an undemanding front garden complete the outdoor amenities, ensuring upkeep is a breeze. With the current tenancy at \$300 per week, inclusive of water and electricity, investors can anticipate immediate returns. The tenant, on a periodical lease and keen to extend, adds stability to this investment opportunity. Furthermore, the unit's presentation as semi-furnished raises its appeal in the rental market. Strata fee \$450pq (approx) Rates \$625pq (approx) Electricity \$250-350pq (approx only) This unit stands as a testament to convenience and profitability, an ideal acquisition for the discerning investor looking for a property that promises consistent performance with minimal fuss.