

**93 Lewis Street, Mudgee, NSW, 2850**



**Sold Block Of Units**

Monday, 5 June 2023

93 Lewis Street, Mudgee, NSW, 2850

**Bedrooms: 15**

**Bathrooms: 11**

**Parkings: 11**

**Type: Block Of Units**



Litsa Meleti



Gizzelle Powell

## 9 units + 2 Houses | TWO LOTS - TWO TITLES | MULTI-INCOME

The homes offered are 3 x bedsit units, 5 x one bedroom units, 1 x 2 bedroom unit a 1 bedroom double storey house and a three bedroom single level house with carport and workshop.

Well located opposite the new Mudgee Hospital 2020 and offering the opportunity to invest in eleven rental homes on two titles.

The increased demand for rental properties and low vacancy rates in the area offer an excellent investment for the astute investor. The gross rental yield is 8.5% (\$188,000) approx.. The units are rented on 6 month or 12 month leases. They are rented as fully, partially or unfurnished homes.

- Combined land area is 2,093m<sup>2</sup>
- Feature of some of the units are well designed kitchens, split airconditioners, washing machines, fridges, lounges, beds, built-ins, tables, chairs, crockery, cutlery, tvs, blinds, curtains,
- New colourbond fencing recently installed
- The bedsits and one bedroom units have north facing balconies
- Nine of the units have enclosed front yards
- Dual road access to all the units from Lewis Street and Gilham Lane
- Quiet location and no through road on Lewis Street
- Within walking distance to Mudgee town centre - 1.5km approx.
  
- Call Litsa or Gizzelle now for information on rentals and inclusions:
- Litsa Meleti Mobile: 0466 969 164 E: [litsameleti@remax.com.au](mailto:litsameleti@remax.com.au)
- Gizzelle Powell Mobile: 0428 934 618 E: [gizzellepowell@remax.com.au](mailto:gizzellepowell@remax.com.au)

Disclaimer: The above information is believed to be correct and accurate, however, RE/MAX does not guarantee its accuracy and we urge prospective buyers to make their own enquiries if necessary.