

Address available on request, Birmingham Gardens, NSW 2287



Block Of Units For Sale

Friday, 1 December 2023

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Bedrooms: 9

Bathrooms: 6

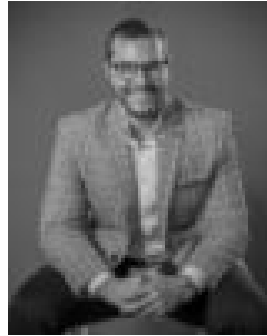
Parkings: 6

Area: 770 m2

Type: Block Of Units



Paul Jones
0249556900



Thomas Carrall
0249556900

New to Market

Welcome to a unique opportunity - a small, modern complex comprising three individual dwellings, each featuring a spacious 3-bedroom, 2 bathroom, 2 garage layout, less than 10 years old, represent a rare offering in today's market. The properties showcase a blend of architectural styles with a mix of one single and two double-story dwellings, each equipped with a double garage—a feature seldom found in similar complexes. The design of these villas not only prioritizes comfort and aesthetic appeal but also considers future potential. They are ideally structured for easy strata titling, allowing the maximization of value and enhancing resale prospects. Located in a prime area, this property stands central to all essential amenities, including the reputable University of Newcastle, making it a highly desirable location for a diverse range of tenants. The inclusion of air conditioning and ceiling fans in each unit ensures comfort throughout the year. One of the most compelling aspects of this investment is its current tenancy situation. All units are occupied by long-term tenants under existing leases, offering immediate and stable rental income. Furthermore, the current market trends indicate a potential for increasing these rental returns, making this an even more attractive investment opportunity. - Unit 1 : Currently leased for \$550/week until September 2024- Unit 2 : Currently leased for \$520/week until January 2024- Unit 3 : Currently leased for \$550/week until September 2024 This property is an exceptional choice for investors looking for a secure, profitable venture with both immediate returns and prospects for long-term growth. Land size: Approx 772m² Rates: Approx \$509/qtr