

1-4/6 Charles Street, Wodonga, Vic 3690



Block Of Units For Sale

Wednesday, 10 July 2024

1-4/6 Charles Street, Wodonga, Vic 3690

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 837 m2

Type: Block Of Units



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\$759,000

This block of units in Wodonga presents an excellent investment opportunity, particularly given its prime location and solid rental returns. Here are some key highlights:

Property Overview:

- **Location:** Central Wodonga, less than 1km from Junction Place development and Wodonga Plaza shopping precinct.
- **Lot Size:** 837m² (approx).
- **Units:** o 1 x 3 bedroom unit with gas cooking. o 3 x 1 bedroom units with electric cooking.
- **Construction:** Brick, solidly built.
- **Current Rental Return:** Approximately 6.5% gross on the marketing price, currently returning \$960 per week.

Features:

- **Heating and Cooling:** All units have split system heating and cooling.
- **Parking:** Allocated carports for all units with 2 separate driveways, and ample on-street parking.

Investment Benefits:

- **Location:** Proximity to key amenities in a major regional centre.
- **Meters:** All units have individual electricity meters and only 1 water meter paid by the Landlord.
- **Tenancy:** Long-term tenants providing stable rental income.
- **Growth Potential:** Wodonga is a rapidly growing regional hub, making this a promising future investment.
- **Council Rates:** \$3,802.00 per annum.

*Please note the photos shown are of the front unit No.1 which is a 1-bed Unit and the rear Unit No.4 which has 3 bedrooms.