

**104 Spring Street, South Grafton, NSW 2460**

**Block Of Units For Sale**

Tuesday, 2 July 2024



104 Spring Street, South Grafton, NSW 2460

**Bedrooms: 12**

**Bathrooms: 4**

**Parkings: 4**

**Area: 683 m2**

**Type: Block Of Units**



Angus McKimm  
0438425176



Adam Crawley  
0266421811

## OFFERS CLOSE 31 JULY

Superb medium to long term residential investment right here - with plenty of land to build more. 4 x 3 bedroom townhouses constructed in sturdy brick. Each has the same layout with living areas and toilets on each floor, internal access to lock up garage, separate laundry, individual verandahs. The 2055sqm lot would fit further townhouses (or other structures) that could be built in future STCA. The zoning is very flexible. Within a short walk to South Grafton shops and sporting grounds, 1.2km from South Grafton Primary School. Excellent rental history - one tenant has been in place since construction in 1996. At a very conservative market rent of \$395 per week each the total income could exceed \$80,000. p.a. Written offers are invited no later than 31 July. Owner will consider offers with 14 days subject to finance. Pest & building reports are available. Zoning is E2 Commercial Centre. The current rental return is: Unit 1 Currently Vacant Unit 2 \$395pw Unit 3 \$300pw Unit 4 \$320pw Expenses include: Insurance Building \$3568 pa Contents \$1327 pa Water is approx \$450 (per 120) days Rates \$9560pa (2024 FY)