

16 Renown Avenue, Wiley Park, NSW 2195



Block Of Units For Sale

Sunday, 30 June 2024

16 Renown Avenue, Wiley Park, NSW 2195

Bedrooms: 18

Bathrooms: 9

Parkings: 8

Area: 961 m2

Type: Block Of Units



Marc Dissinger

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Auction | Marc Dissinger

Tightly held, blue chip investment block of 9 units comprising of 7 x 2 bedroom, 1 x 3 bedroom & 1 x 1 bedroom units in prime location sitting on a healthy 961.1sqm block of land. Some standout features include: - 7 x 2 bedroom, 1 x 3 bedroom & 1 x 1 bedroom units- All townhouse style (2 levels) with own private entrances - All with open plan living & dining areas - Most units have updated kitchens, some have older style kitchens - All units have older style bathrooms - All units have internal laundries - Solid full brick construction - 8 units have allocated parking (potential for more) - Zoned: R3 medium density residential - Frontage: 15.24m - Land size: 961.1sqm- Only 550m to Wiley Park shops & train station- Potential gross return of 6.5% based on projected rental return The property is under rented and has an existing annual rental income of \$186,160 (3 bedroom unit is vacant) with potential rental upside to increase rents in line with market and current demand to \$234,000 (conservatively)Golden opportunity for the astute investor to capitalise on this wonderful offering and reap the rewards to unlock this properties potential.Council rates: \$8,208 per annum approx. Water rates: \$10,296 per annum approx. CONTACT: Marc Dissinger 0413 750 868 or marc@ralphfirst.com.au