

537 Maitland Road, Mayfield West, NSW, 2304



Block Of Units For Sale

Tuesday, 17 September 2024

537 Maitland Road, Mayfield West, NSW, 2304

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Type: Block Of Units

Investment Opportunity

Secure this residential investment opportunity at 537 Maitland Road, Mayfield West. The property has a land area of 556m² (approx.) and comprises of a residential two storey brick building containing 4 self-contained one-bedroom units under one roof.

Every unit has its own separate entrance, lounge/dining, bathroom, kitchen and bedroom. An attached separate shared laundry and undercover parking space for each unit are provided at ground level. The two units on the ground level have polished timber floors and the two units on the first level have carpet, all with tidy and neat bathrooms and kitchen. Current tenants have been residents for between 4 and 14 years, with the leases expiring in April and May 2025.

High Demand Area: The property is in a convenient location close to essential amenities, public spaces, public transport and employment areas, which could attract tenants looking for ease of access to shopping, recreation, healthcare and work.

Self-Contained Units: Each unit having its own kitchen and bathroom adds value as tenants prefer privacy and convenience, potentially allowing for higher rental yields.

Low Maintenance: The property appears well-maintained with timber and carpeted floors, tidy bathrooms, and kitchens, which could reduce ongoing maintenance costs.

Parking: Undercover parking is a desirable feature for tenants, adding to the property's attractiveness.

Noise Reduction: Carpeted units on the first level offer better noise insulation, which could be appealing to prospective tenants.

Location Highlights:

- Public Transport Availability: Bus stops - 100 metres, Warabrook Station - 600 metres
- Proximity to Woolworths, Warabrook: 100 metres
- Proximity to Stevenson Park Recreation Area: 350 metres
- Proximity to Newcastle University: 700 metres
- Mater Hospital: 2.4 km