

1/35 Sunset Drive, Thornton, NSW 2322



Duplex/Semi-detached For Sale

Wednesday, 26 June 2024

1/35 Sunset Drive, Thornton, NSW 2322

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: Duplex/Semi-detached



Jesse Mulligan
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Preview - Contact Agent

With the recent sale success of a similar property nearby, we welcome you to 1/35 Sunset Drive – A complete fully leased investment located within a rapidly expanding community. The property is 12 months young and offers the added benefit of tax depreciation items as well as the flexibility of separate tenancies to offer a multitude of ideas to the astute purchaser. The property is Torrens title and features four bedrooms, each with an ensuite and private courtyards. The kitchen, living and outdoor entertaining area offers a spacious and comfortable atmosphere. RENTAL RETURN – Leases up to \$350 per week with the potential of a fully tenanted investment return of \$1,400 per week. KEY FEATURES Four (4) bedroom residence each with ensuite and courtyard Gourmet kitchen with stone benchtops, stainless steel appliances Lock-up garage plus extra off-street parking DUCTED air-conditioning with zones 7.89Kw Solar system Up to 9.2 NATHERS star rating Double Glazed doors and windows LOCATION 28 minutes to Newcastle CBD 30 minutes to Major Airport 5 minutes to Maitland Hospital 10 minutes to Maitland CBD 8 minutes to Greenhills Shopping hub 4 minutes to Thornton Shopping Village Short commute for local trains, buses, and transport. NB: This property is managed externally by another reputable Property Management company however full disclosures and details on tenancy returns and outgoings are available on request. Contact Jesse Mulligan on 0432 160 186 to discuss further DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.