

**2 Riches Street & 22 Mellor Street, Port Augusta
West, SA 5700**



Duplex/Semi-detached For Sale

Sunday, 23 June 2024

2 Riches Street & 22 Mellor Street, Port Augusta West, SA 5700

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Type: Duplex/Semi-detached



Charmaine Budd
0428656181

\$315,000

Invest in Port Augusta with this maisonette that presents an excellent opportunity for investors seeking a property with a reliable dual income stream. Both sides of the property are currently occupied by tenants, with fixed leases in place providing the assurance of steady rental income. Each side of the property features 3 bedrooms and 1 bathroom, making it an ideal investment for those seeking a comfortable and spacious living environment. This property presents a great investment opportunity that is not to be missed. This property offers a strong rental return of the 7.7%, making it a highly attractive investment opportunity for investors seeking a promising rental property to expand their portfolio. FOR THE INVESTOR 22 Mellor Street Rent per week: \$235 Lease: 08/01/24 - 08/01/25 2 Riches Street Rent per week: \$235 Lease: 14/01/24 - 14/01/25 Land: 1576m² Year Built: 1948 Equivalent main area: 91m² (per dwelling) Council rates: 2 Riches St: \$1,722.21 p.a. (2022/23) - 22 Mellor Street: \$1,722.21 p.a. (2022/23) Zoning: Suburban Neighbourhood Easements: Yes Water available: Yes Sewer available: Yes Do not miss out on this great dual income investment opportunity. Contact Charmaine on 0428 656 181 for more information or inspection. Additionally, when looking at properties it's important to have confidence in how much you can borrow. Ray White has partnered with Loan Market who can make this simple and stress free for you. As our customer, you'll receive a complimentary, obligation free chat with our local broker to discuss your options and tailor a lending solution to suit your needs. If you would like to speed up the process, click on the link below to get started today. <https://broker.loanmarket.com.au/natasha-davis/contact/> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.