

**1-2/7 Macquarie Street, Tumut, NSW, 2720**

**House For Sale**

Thursday, 24 October 2024

1-2/7 Macquarie Street, Tumut, NSW, 2720

**Bedrooms: 6**

**Bathrooms: 2**

**Type: House**



Jed Masters  
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## Two Three Bedroom Units, One Title!

Positioned in a quiet one-way street and in close proximity to town, sits this high yielding duplex home. Comprising of three bedrooms each, large living areas and formal kitchens over looking the rear yard, you will love the versatility and opportunity on offer in 7 Macquarie Street Tumut.

With both properties currently tenanted and grossing \$820 per week (\$410 each) and positioned on a large medium density private allotment, with no body corporate fees. 7 Macquarie is an opportunity not to be missed. Call today to book your inspection.

### Premiere Features:

- ☒ Three great sized bedrooms in each unit, master boasting built in robes
- ☒ Privately positioned bathrooms with shower over bath, single vanity and toilet in one and shower, single vanity and toilet in the second unit
- ☒ Good sized kitchens with electric cooktops, ample cabinetry and bench space, all overlooking the rear yard
- ☒ Large living areas serviced by reverse cycle split system air conditioners
- ☒ Internal laundries off the kitchen with direct access to the rear yard
- ☒ Quaint fully covered front verandahs
- ☒ Fully fenced and separated front yards
- ☒ Large private allotment with vehicle access to the rear yard
- ☒ Approximate 1,233m<sup>2</sup> allotment
- ☒ Unit one currently tenanted at \$410 per week (expires 27th March 2025)
- ☒ Unit two currently tenanted at \$410 per week (expires 12th April 2025)
- ☒ No body corporate fees applicable (two units on one title)