

**1-8/63 Elizabeth Crescent, Cobar, NSW, 2835**

**House For Sale**

Monday, 14 October 2024

1-8/63 Elizabeth Crescent, Cobar, NSW, 2835

**Bedrooms: 8**

**Bathrooms: 8**

**Parkings: 8**

**Type: House**



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## Excellent Return 8 Units

For Sale: Exceptional Multi-Unit Property in Cobar - 1-8/63 Elizabeth Crescent\*\*

\*\*Price Guide: \$750,000 - \$820,000\*\* All Units currently leased for \$220 per week giving this incredible investment opportunity with a terrific return.

Discover an outstanding investment opportunity in the heart of Cobar with this remarkable multi-unit property, ideally situated at 63 Elizabeth Crescent. Spanning a generous land area of 1239 sqm, this unique residence offers a total of 8 spacious bedsitters, each unit is furnished and has its own ensuite bathroom and toilet, a communal laundry also offers a washing machine and dryer for your convenience.

Located in a vibrant community, this property is close to local amenities, schools, and recreational facilities. Don't miss your chance to own this exceptional property in Cobar! Contact us today to schedule a viewing and explore the potential that awaits at 1-8/63 Elizabeth Crescent. Contact Nita Skewpeck to arrange an inspection on 0418 962 790

\*\*Property Features:\*\*

- 8 Furnished Bedsitter units
- Each Unit has its own bathroom, ensuring privacy and ease for all occupants.
- Parking: 8 open parking spaces, providing ample room for vehicles.
- Communal Laundry offering a washing machine and dryer.
- Land size approx. 1239 m2
- Rates Approx \$4,483.53 p/a
- Excellent Return on investment
- No strata fees
- Vacancy rate less than 1%