

1/8 Myra Avenue, Goonellabah, NSW, 2480



House For Sale

Thursday, 22 August 2024

1/8 Myra Avenue, Goonellabah, NSW, 2480

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Terry Wallace
0412988577

Open Home Saturday 24th - 12:00 to 12:30

Investment Opportunity: Charming Duplex

Attention investors! Presenting a unique opportunity to acquire a well-maintained 2 bed duplex in the suburb of Goonellabah. This cozy residence offers a perfect blend of comfort and convenience, ideal for downsizing or adding to your investment portfolio.

Property Features:

- A single-story brick duplex with a functional layout that maximizes space.
- An inviting living area with ample natural light and modern vinyl plank flooring
- A well-equipped kitchen with a vintage charm, featuring a practical design that caters to all your culinary needs.
- Two comfortable bedrooms, each with a pleasant outlook and sufficient space for rest and relaxation.
- A tidy bathroom with a shower enclosure and essential amenities, ensuring practicality and ease of maintenance.
- A dedicated laundry area to accommodate household needs.
- An attached garage for convenient off-street parking.
- A backyard space, offering potential for landscaping or outdoor activities.

Location Highlights:

- Situated in a family-friendly neighbourhood with a strong sense of community.
- Proximity to local shopping centres, providing easy access to retail and grocery options.
- Currently let to long-term fantastic tenant, making it an attractive rental proposition @ \$430 p/w
- The surrounding area boasts parks and recreational facilities, enhancing the appeal for tenants seeking a balanced lifestyle.

Rates: Approximately \$25650 24/25 rates

Rous Water Rates: Approximately \$88 per quarter + usage.

This property is a smart choice for investors looking to capitalize on the demand for comfortable, low-maintenance living spaces. With its strategic location and solid structure, this duplex is poised for capital growth and consistent rental yield. Take advantage of this opportunity to diversify your investment portfolio with a property that offers simplicity, functionality, and potential. Contact Terry on 0412 988 577 or Robert on 0414 252 190 to arrange a viewing and discover the possibilities that await with this Goonellabah duplex.

Disclaimer: We have used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements. Prospective purchasers should make their own enquiries to verify the information.

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