

**21 Wethered Crescent, North Rothbury, NSW 2335**



**House For Sale**

Thursday, 11 July 2024

21 Wethered Crescent, North Rothbury, NSW 2335

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



Alana Barker  
0249341901



Sophie Abela  
0249341901

## PROPERTY PREVIEW

Welcome to 21 Wethered Crescent, North Rothbury, a premier investment opportunity in a highly sought-after location. This dual key residence, built in 2018, is perfect for investors looking to maximise their returns with two fully self-contained living spaces under one roof. Key Features: \* Experience modern comfort with reverse cycle split system air-conditioning. \* Indulge in the convenience of a fully equipped kitchen featuring a gas cooktop, electric oven, and dishwasher. \* Enjoy ample storage with built-in robes in all bedrooms. \* Revel in the blend of tiled living areas and plush carpeted bedrooms. \* Experience privacy and security with fully fenced backyards for each residence. Ideal Location: \* Just a 5-minute drive to Branxton, offering convenience at your doorstep. \* Explore Hunter Valley Wine Country within a 15-minute drive. \* Conveniently located only 20 minutes from Maitland CBD. \* Access Stockland Green Hills in just 25 minutes. \* Commute to Newcastle CBD in approximately 50 minutes. Why Invest: With stable tenancies, an enticing annual income, and a coveted location, this offering presents an enticing opportunity for discerning investors. Residence 1: 4 bedrooms | 2 bathrooms | 2-car garage \* Currently leased for \$570.00 per week, increasing to \$600.00 per week from January 2025 \* Tenant lease in place until May 2025 Residence 2: 2 bedrooms | 1 bathroom | No parking \* Currently leased for \$390.00 per week \* Tenant lease in place until May 2025 Don't miss this exceptional investment opportunity. For more information or to attend the upcoming open for inspection, please contact our sales team today. This dual key residence is a must-see for serious investors looking to expand their portfolio in a thriving market.