

309 Howick Street, Bathurst, NSW, 2795

House For Sale

Wednesday, 31 July 2024

309 Howick Street, Bathurst, NSW, 2795

Bedrooms: 4

Bathrooms: 2

Type: House



David Chapman

I CHALLENGE YOU TO FIND A BETTER RENTAL YIELD

Positioned a mere three blocks' to Bathurst's CBD and two blocks' to Bathurst Hospital is this incredible investment opportunity. Offering two separate income streams via a quaint three-bedroom cottage as well as a one-bedroom self-contained studio at the rear, astute investors will realise approximately \$660 per week in combined rental income.

Property features include:

MAIN HOUSE

- * Three good-sized bedrooms with timber floorboards.
- * Carpeted lounge room with split system A/C.
- * Separate dining room with convenient sitting area or office nook.
- * Generous kitchen with gas cooktop, electric oven, dishwasher & plenty of cupboard/bench space.
- * Combined bathroom & laundry with shower, toilet, vanity & washing machine space.
- * Gas hot water system.
- * Recently tenanted for \$385 per week.

SELF-CONTAINED STUDIO

- * Carpeted living/bedroom area.
- * Tidy kitchen with freestanding oven, gas cooktop & ample storage space.
- * Bathroom features toilet, shower & vanity.
- * Separate detached external laundry.
- * Private courtyard area with bench seat.
- * Gas hot water system.
- * Currently tenanted for \$275 per week.

GENERAL

- * Both properties are separately metered for gas & electricity.
- * Generous backyard with garden shed.
- * Council Rates: \$3,411 per year.

Call David to schedule your inspection today.