

**43 Melbourne Street, Abermain, NSW 2326**



**Block Of Units For Sale**

Friday, 3 November 2023

43 Melbourne Street, Abermain, NSW 2326

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 908 m2**

**Type: Block Of Units**



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**\$749,000**

Situated on a large 908m<sup>2</sup> corner block within walking distance to local schools, parks and shops, this freshly refurbished property presents a lucrative opportunity for the astute investor! Offering a rare triple income stream, the property boasts a whopping potential rental return of up to \$1,000 a week. The property consists of a stylishly renovated cottage cleverly redesigned into two separate apartments within the one roofline. The 3 bedroom apartment enjoys a possible return of \$450 per week, whilst the 2 bedroom apartment could achieve a possible \$380-\$400 per week return. Each apartment features a sleek neutral colour palette, stylish contemporary bathrooms and classic modern kitchens, whilst retaining heritage features for character and ambience. Outdoors, the property has substantial shedding to the rear of the backyard along with rear lane access for extra convenience. Separately fenced off from the main house, the sheds are currently rented out for \$150 per week. Positioned just 6 minutes from the Hunter Expressway and metres from a host of local amenities including Abermain Public School, Bowling Club, public transport, and local bakery & takeaway. With massive potential earnings in one of the Hunter's prime growth areas, this is a rare investment opportunity not to be missed for your portfolio!

- Large corner 908m<sup>2</sup> block with side and rear lane access
- Renovated dual occupancy style cottage
- Brand new flooring, fixtures & paint work throughout
- Classic modern kitchens equipped with stainless steel appliances & dishwashers
- Elegant modern bathrooms with quality tiling - 3 bed apartment enjoys a luxurious stand-alone bath
- 1 x split system A/C to each apartment
- LED downlights throughout
- Outdoor entertaining deck
- Multiple sheds to rear yard, separately fenced
- Located across the road from local parklands
- Walk to Abermain Public School, Abermain Bowling Club, public transport, local bakery & takeaway shops
- 6 minute drive to Hunter Expressway
- 3 Bed Apartment: approx. \$450 per week return
- 2 Bed Apartment: approx. \$380-\$400 per week return
- Sheds: approx. \$150 per week return

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.