

Lot 73 Boland Drive, Moree, NSW, 2400



House For Sale

Wednesday, 11 September 2024

Lot 73 Boland Drive, Moree, NSW, 2400

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Morris Short

0488291908

Cash Positive Co-Living in Moree

Only a few houses are being constructed in MOREE at present as there is a land shortage and most importantly, this site is a FLOOD-FREE site, the right side of town.

Co-Living design , 3 bedrooms with ensuites and a media room that could be turned into another bedroom along with a dining lounge area,2 separate living zones.

House is being constructed to the left side of the land so the right-hand side of the land has access to build a granny flat at the back to increase rental demand and equity.

Things we love about this home;

- * The land size is 940 m² and flat and house is 200.92 M².
- * Currently under Construction.
- * Completion due approximately November/December 2024.
- * Potential to get a co-living rental agent and furnish the property. Potential is minimal \$275 300 PW per room (\$825-\$900 per week), demand is extremely high for new properties.
- * Co Living design
- * Cash flow positive investment
- * Potential to build granny flat
- * Long term capital growth potential
- * Low vacancy rate currently 0.4%

What you need to know about Moree;

- * \$194M investment to build NSW Special Activation Precinct driving economic growth and delivering up to 4000 jobs in the Moree plains
- * Inland Rail will upgrade 189km of existing rail corridor and construct approximately 2km of new track near Moree, NSW

With freight volumes set to double by 2030 and triple by 2050, Moree will form an integral part of the intermodal freight solution:

- * Junction of three main highways
- * Heart of Australia's premier agricultural region
- * Moree will be home to a Special Activation Precinct with highway and rail access
- * Reliable air services to Sydney
- * Gateway to the New England region

For more in depth information contact Morris on 0488 291 908.