

**Lot 2/12 Binns Street, Raymond Terrace, NSW 2324**



**Sold House**

Saturday, 2 March 2024

Lot 2/12 Binns Street, Raymond Terrace, NSW 2324

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 1**

**Type: House**



Nicholas Vaka

0444520730

**\$630,000**

Investors take advantage of the capital growth and depreciation schedule on a brand new investment property! Set on an elevated block and overlooking one of the best views that Raymond Terrace has to offer, this five bed, four bath, one car garage home is already tenanted, offers a great return and is awaiting your smart buyer or savvy investor who is wanting to add a great addition to their current port-folio or for someone that is looking to generate a passive return with none of the normal costs attached. This allows investors to gain more value from the capital growth in the area, the depreciation schedule of the property and a rental return with no added expenses. That's right!**NO MANAGEMENT FEES!NO MAINTENACE FEES!NO GAPS IN TENANCY!MASSIVE VALUE!**Features that you will love:•**Four Bedrooms**•**Four Bathrooms**•**Elevated Position**•**Great Views**•**Already Tenanted**•**Great Return**•**Brand new build**•**Optimal Depreciation Schedule**Come and have a look at this great opportunity that has just hit the market. The leasing structure adds immense value to any long-term investor, you won't be disappointed. **EVERYTHING IS NEGOTIABLE!** Give us a call to have a chat or to book in your private inspectionCouncil Rates: \$1500 per annumWater Rates: \$300 per rating cycleRental Return: \$575 per week