

1/26A Walford Street, Wallsend, NSW, 2287

Unit For Sale

Saturday, 24 August 2024

1/26A Walford Street, Wallsend, NSW, 2287

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Type: Unit



Nick Clarke

0240043200

BRAND NEW - GUARANTEED 5% YIELD! (\$675perweek)

What an amazing investment opportunity presents itself with this stunning custom designed home offering a guaranteed 5% yield (\$675per week) for 3-6-9 years or longer is available! The company taking on the lease offers:

- Guaranteed rent for the life of the lease
- All property maintenance & work completed by the tenant company, free of charge!
- WEEKLY property inspections with photos available monthly
- Any damage that occurred will be fully repaired and back to its original condition

Having just been finished construction this brand-new freestanding townhouse will be sold with a fixed lease & is the perfect set and forget type investment. Arriving at the home you are greeted with a lovely façade & a large double garage with drive through access and an abundance of storage. Making your way inside you are greeted with high ceilings, square set cornice, premium lighting, reverse cycle a/c & a spacious open plan living, dining & kitchen. Your kitchen is great showcasing stainless-steel appliances & an abundance of cupboard space. Continuing upstairs you will find a nice study nook & wide hallway leading you throughout. This is surrounded by 4 generous size bedrooms, each room with private ensuite. Making your way outside a low maintenance courtyard awaits with small grass area.

This property is the perfect investment opportunity with fixed long-term tenants GUARANTEEING the lease allowing you to sit back and enjoy the capital growth over the years. For more information on this amazing investment opportunity contact Nick Clarke & his team at Clarke & Co for your next inspection.

COMMON QUESTIONS:

Q1, After I purchase the property can I sell it during the lease period – YES, you can sell the property at any stage after your purchase. We will even supply you the photos from when you purchased to make the process as easy as possible

Q2, What costs are we up for – Unlike most of the leaseback models, we don't charge any extremely high management fees so the 5% yield is all yours! We do offer property management if you wish to have us manage the home for you.

Q3, What happens if any damage occurs throughout the lease – Any damage caused to the home is covered by the company leasing the home and will be fixed by them, meaning you have nothing to worry about with tenants. When you receive the property back after the lease has expired it will in a similar condition to when you purchased it.

Q4, What does guaranteed rent mean – This means the company leasing the property guarantees that the rent will always be paid for the life of the lease. You don't have to worry about tenants being late or losing jobs etc, the lease is always covered by the company.

Q5, Can I move into the home – This property will be sold with a fixed lease. Once the lease term is up you may choose to move into the property however it will be sold with an initial lease term.

Outgoings:

Council Rate: \$1,656 approx. per annum

Water Rate: \$804.12 approx. per annum

Strata Rate: \$4,111.4 approx. per annum

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

Disclaimer:

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