

2/26A Walford Street, Wallsend, NSW, 2287

Unit For Sale

Friday, 13 September 2024

2/26A Walford Street, Wallsend, NSW, 2287

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: Unit

A WISE INVESTMENT RETURNING A 5.5% YIELD!

Property Highlights:

- Spacious 2021 built townhouse currently tenanted with a \$735 per week rental return!
- Four bedrooms, all with their own ensuites.
- Large open plan living and dining area opening out to the yard.
- Well appointed kitchen with ample storage, 40mm benchtops, a breakfast bar, plus a Bellini oven.
- Quality tiles and carpet, roller blinds, plus a neutral paint palette throughout.
- Grassed backyard with a 3000L water storage tank.
- Attached single car garage with internal access, plus an extra parking pad at the front of the home.

Outgoings:

Council Rate: \$1,624 approx. per annum

Water Rate: \$804.12 approx. per annum

Strata Rate: \$3,426 approx. per annum

Rental Return: \$735 approx. per week

An amazing investment opportunity presents itself with this stunning custom designed home offering a guaranteed 5.5% yield (\$735 per 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

Set back from the road for privacy, this 2021 townhouse is built with an appealing mix of brick, Weatherboard and a Colorbond roof. In addition, you'll find an attached garage with internal access, plus an extra parking pad at the front of the home for your off street parking.

Moving inside you'll find a practical combination of quality tiles and carpet, roller blinds on the windows, and a neutral paint palette throughout.

A generously sized open plan living and dining area is set at the entrance to the home, which seamlessly blends with the well appointed kitchen. Here you will find ample storage, a handy breakfast bar, a sink with a mixer tap, 40mm benchtops, a tiled splashback, and a Bellini oven with a four burner cooktop. A dedicated laundry is located close by, with an extra WC to service the ground floor of the home.

Heading upstairs you'll find an impressive four bedrooms, all with carpeted floors and built-in robes. An incredible feature of this home is that all bedrooms enjoy their own ensuites, a design feature that makes this property stand out from the rest!

A glass sliding door off the dining area opens out to a lovely low maintenance backyard that includes a grassed lawn and a 3000L water storage tank for sustainable living.

A property of this nature is set to attract a large volume of interest from investors far and wide. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;

- A short distance to both Wallsend Plaza and Elermore Vale shops, offering a range of supermarkets, services and dining options close to home
- Easy access to bus routes and main road corridors

- Moments from schooling options, Wallsend library, pool, parks and sports grounds
- 25 minutes to the beaches and city lights of Newcastle
- 15 minutes to the pristine shores of Lake Macquarie

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

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