

**3/36-38 Stevenson Street, Taree, NSW 2430**



**Unit For Sale**

Tuesday, 25 June 2024

3/36-38 Stevenson Street, Taree, NSW 2430

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Adam Stevenson  
0265537133

## Price Guide \$350,000

Do the sums, with the current rental return and asking price this really stacks up! Sitting at 5.5%\* gross return at the current rental amount and asking price, and with a rent rise due in November 2024 the new return will be a 5.88%\* gross return. Currently leased until April 2025 to a long term tenant at \$1,607.74/month\*, with a rent rise due in November to \$1,716.37/month\*. A fantastic central location approximately 800m\* from major shopping centre Manning Mall, 500m\* from Taree High School and Johnny Martin Sports Oval and 500m\* to the Manning River boat ramp and Rowing Club. Two generous bedrooms with built in wardrobes- Open plan living, dining and kitchen - Low maintenance yard with outdoor porch area- Single remote garage with internal access- Located at rear of complex giving privacy and less road noise- Strata fees \$890/quarter\* and council/water rates \$2,803.31/year\* Sound like what you're looking for? Give us a call, finding a return like this is very hard. Contact Adam Stevenson on 0409 607 967 to arrange a viewing. Disclaimer: All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries. \* Approximate areas, distances, driving/walking times and figures.