

Villa 72/165 Thompsons Rd, Pokolbin, NSW 2320



Sold Villa

Thursday, 14 March 2024

Villa 72/165 Thompsons Rd, Pokolbin, NSW 2320

Bedrooms: 1

Bathrooms: 1

Type: Villa



Bryce Gibson

0240506000

\$172,000

This is a great opportunity to secure a fully furnished 1 bedroom villa in Australia's leading health retreat, the golden door resort. This villa presents very well and offers stunning views over the valley. The Numbers look like this. The Gross yearly rental return of \$16,969.06 pa with annual increases by way of CPI (every May). One quarter of the gross yearly rental is held back in trust for the Villa Refurbishment Program (\$4,191.27 pa) which leaves you with \$12,777.79 ALL outgoing paid for by the tenant except the strata capital works fund of \$1,513.60 pa (approx) and council rates of \$628 pa (approx) with a final Net return of \$10,636.19 after these limited outgoing are deducted. But wait there is more! You also have the added benefit of enjoying a discounted stay for 7 days for 2 people each year. Discount valued over \$2,900 T's & C's apply. Property Quick Facts - 1 good sized bedroom - Fully Furnished- Spacious open plan sitting space - Stylish kitchenette - Ducted air conditioning- Large ensuite - Verandah off sitting area - Fixed term lease back to the operator until 31st May 2025 with an additional 6 year option For your copy of the contract or to find out what you need to do today to buy this investment opportunity please contact us on 4050 6000 or email us for details.*the % return is based on the net yield divided into the sale price and does not factor in legals, stamp duty or funding cost. LJ Hooker Cessnock does not give financial or investment advice any claims are of a general nature only. ** approximate savings are based on the room rates at time of listing.