



## FOR SALE

### INVESTORS TAKE NOTE - LOW MAINTENANCE INVESTMENT - TWO UNITS - ONE TITLE

Don't miss this opportunity to secure this perfect low maintenance investment so close to Mt Panorama and the University. Two units are on offer on one Title, no strata and only one lot of Rates. Properties under \$400,000 are so rare in the current market and properties of this nature don't come by every day. This is definitely a sit and forget investment with scoop to refurbish and reap the rewards.

With excellent tenants both in leases and willing to stay on, this is the perfect hassle free investment you have been searching for. If the new owners are wanting to update the property, the tenants are willing to stay on and pay more rent as they are very comfortable in their leases and are open to a refurb.

#### EACH UNIT CONSISTS OF:

- \* 2 good sized bedrooms
- \* Neat kitchen with electric upright stove
- \* Neat bathroom
- \* Sunny open plan living
- \* Northern aspect to the lounge and main bedroom
- \* Both units are currently tenanted, with both tenants paying \$190.00 pw, total \$380.00 pw.
- \* Easy access to parks, playing fields and CBD
- \* Carport
- \* Pergola area to the rear
- \* Access to the rear yard from both sides

On the door step of Mt Panorama and the University this is the right location to invest and expand your portfolio. Be the first to inspect, call Leanne Hurley on 0417655002 to book your inspection.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$399,000

OPEN FOR INSPECTION:  
N/A



**Leanne Hurley**  
**0417655002**  
leanne@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)