



SOLD

INCOME EARNER *UNDER CONTRACT*****

If you are looking for an investment with good returns, then this property is for you. Dual income with great tenants in place.

This is no normal house on a block. This property offers that astute investor a dual income. The property comprises of two buildings. At the front of the property is a four bedroom house with parking under cover at the front and a pool at the back. Beyond the pool is a completely separate council approved residence with open plan living/dining/kitchen, large bedroom with en-suite including laundry facilities. Access to this residence is down the shared pathway to the gate of its fence, but behind that is total privacy and a courtyard sized garden for relaxation.

The main house was architecturally designed and is quite unique in its presentation and layout. It comprises of a large central atrium from which all the other rooms surround. The central atrium forms a high ceiling wind catcher with four walls of louver panels. This draws all the hot air out of the house naturally and floods the center of the house with natural light. The rooms that surround the atrium comprise of the bedrooms and bathrooms, while the living area, dining area and kitchen are extensions of the atrium and all have floor to ceiling glass windows facing the rear garden. This makes the interior of this house really open and light. It is quite different to what you would expect when looking at the property from the front.

As an investment this property is very good. With a weekly income of \$620 per week the returns are quite impressive. The tenants are long term and have no intention to move in the near future if possible. Sue the property could do with a little TLC, but the vast majority of the work required is cosmetic and would take little to do. There is certainly potential to grow the income with a little investment or you could just let it sit as is and enjoy the income.

The only way you will really get a feel for the place is by having a look at the inside. So give the agent a call to make your private appointment to inspect. Don't forget that we need to work with the tenants, so don't expect to inspect on the same day.

3 BED | 1 BATH | 1 CAR

PRICE:
\$340,000

OPEN FOR INSPECTION:
N/A



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