



# SOLD

## GREAT INVESTMENT REDUCED BY \$50K

Individually titled and on one block, this is an investment opportunity that you should not miss. Income producing with little expenditure.

Positioned at the back of the block, these three staggered townhouses of similar layout are fully tenanted with long term tenants. With a gross income of \$42,380 per annum this investment offers the astute buyer a great opportunity. Take the income or carry out superficial cosmetic changes, add value and roll for capital growth. Either way you are the winner.

Each townhouse has an open carport while there is plenty of open car parking space for visitors at the front of the property. In fact there is sufficient space to build an additional two townhouses (STCA) at the front of the land. The townhouses are spacious with large kitchens, good sized lounge/dining areas on the ground floor and two generous bedrooms and a central bathroom to the second floor. They also have individual outdoor areas of differing size and layouts and separate laundry/storage facilities. All the units are in a very good state of repair and the building and roof are structurally sound and in good condition. It has been well maintained by the existing owners.

So be quick to book your private inspection of this block of units. It is an opportunity not to be missed.

6 BED | 3 BATH | 3 CAR

PRICE:  
\$520,000

OPEN FOR INSPECTION:  
N/A



**Rard Changizi**  
**0400695596**  
rard.changizi@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)