

FOR SALE

**EXPRESSION OF INTEREST BY 12 PM MD 16TH
FEBRUARY 2024**

Welcome to Lismore – a vibrant city in the Northern Rivers region of NSW, Australia. Lismore is known for its friendly community and relaxed atmosphere, making it the perfect place to purchase property. Not far from the coast and extensive coastline including Byron Bay and nearby Ballina.

We are pleased to present this block of 6 units, each with 6 bedrooms situated in a sought-after area of Lismore. Close to Lismore Base Hospital and Southern Cross Uni. The entire block offers 36 bedrooms and 6 bathrooms, all units are spacious and can be upgraded easily. It is currently offered in one line (all 6 units) or individually by an expression of interest to be received by email to vickicooper@atrealty.com.au by 12pm midday on Friday 16th February 2024. The units are identified as Lots 6-11 on SP85141 (also known as Units 1-6, 4 Dixon Place, Lismore).

The units also include allocated car spaces, providing easy and convenient parking. The double storey design provides both ground floor access units and 1st story position which are complete with views. Each of the bedrooms has built-in wardrobes. There are 1 large combined bathroom including separate shower and toilet plus laundry, tub and space for washer, dryer and 1 separate toilet. An open plan living, kitchen and dining area in all units. All units have similar floor plans with minor variance. An example floor plan for Lots 6 and 9 on SP85141 (also known as Units 1 and 4) is provided for reference.

The units are currently vacant and ready for tenants / owners to move in. It offers an excellent opportunity to renovate or upgrade and capitalise on the good rental returns .

The location of the property provides easy access to all of the amenities and attractions that Lismore has to offer, plus walking distance to Lismore Square shopping centre with its shops, cafes, restaurants, and public transport is at the end of the cul de sac .

Don't miss out on this exceptional opportunity. Contact me today (Vicki 0418 231 955 or vickicooper@atrealty.com.au) to inspect by appointment and find out more about this unique block of units in Lismore .We look forward to hearing from you .

6 BED | 1 BATH | 0 CAR

PRICE:

Expression of Interest

OPEN FOR INSPECTION:

N/A



Vicki Cooper

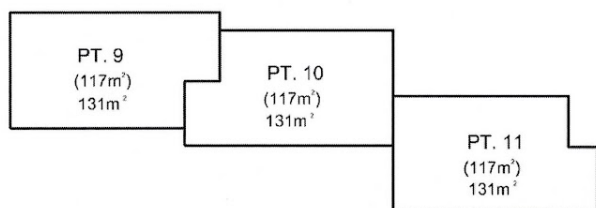
0418231955

vickicooper@atrealty.com.au

www.vickicooper.com



GROUND FLOOR



FIRST FLOOR

- L DENOTES 90°
 BKB DENOTES BACK OF KERB
 CS DENOTES CARPARKING SPACE

CARPARKS SHOWN HEREON ARE LIMITED IN HEIGHT TO 3 ABOVE AND IN DEPTH TO 4 BELOW THE ABOVE HORIZONTAL SURFACE OF THE GROUND FLOOR CONCRETE SLAB OF LOT 3.

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS
COMMON PROPERTY.

THE AREAS SHOWN HEREON ARE FOR THE PURPOSE OF THE STRATA
SCHEMES (FREEHOLD DEVELOPMENT) ACT AND ARE APPROXIMATE ONLY.

Surveyor: GLEN JOHN HEATH
Surveyor's Ref: LM090147-SVI
Subdivision No. 17/SC31/10
Lengths are in metres. Reduction Ratio 1: 250

Registered
25-3-2011

SP 85141

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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Doc:SP 0085141 P /Rev:25-Mar-2011 /NSW LRS /Fgs:ALL /Prt:31-Jul-2023 15:04 /Seq:1 of 4
Office of the Registrar-General /Src:DyeDurham /Ref:

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.