



## FOR SALE

### DUAL KEY 3+2 BEDROOM INVESTMENT PROPERTY –GILLIESTON HEIGHTS, NSW 2321

This is brand new build and near completion, single contract Investment.  
A rare gem in the investment ring. (Full Turnkey) Ready for tenants to move in.

Units 1&2/1 Ryans Road, Gillieston Heights, NSW  
Land Size: 562m sqm  
Build Size: 212.70 sqm  
Estimated Rental Return: \$1060–\$1120 combined per week  
Estimated Yield: 5.00% - 5.28%  
Dual Key 3+2 Bedroom, 2+1 Bathroom, 1+1 Garage

#### Key Features:

- \* Dual Key Setup: 5 bedrooms in total (3+2 configuration), perfect for maximising rental income with two separate dwellings under one roof.
- \* Premium Inclusions: Full turnkey package including Colorbond roof, 2550mm high ceilings, reverse cycle air conditioning
- \* 1.8kW solar power system.
- \* Modern Kitchens: 600mm stainless steel appliances, 20mm stone benchtop, and soft-close cabinetry.
- \* Outdoor Living: Undercover alfresco area with tiled flooring for both units.
- \* Energy Efficient: LED downlights, electric hot water system, and insulated ceilings with R2.5 rating.
- \* Ready to Move-In: Fully fenced, turfed, and landscaped, complete with roller blinds throughout (excluding wet areas).

Invest in a high-demand rental market with this dual key property offering versatility and excellent rental yield.

Gillieston Heights:  
Location:  
29km to the Hunter Expressway  
10km to Stockland Geon Hills

5 BED | 3 BATH | 2 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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