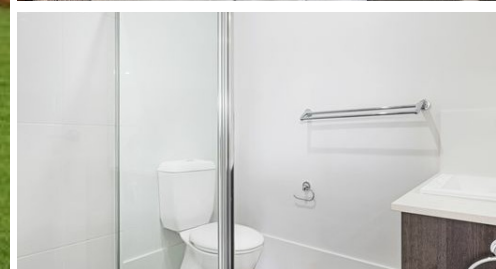


1&2/19 ELM STREET, GUNNEDAH, NSW, 2380



SOLD

UNLOCK DOUBLE RENTAL RETURNS IN A 4 BED + 2 BED IN GUNNEDAH

Dual-Income Investment Opportunity – Modern Living in Mornington Heights Estate!
Looking for a high-yield, low-maintenance investment? This newly built dual-key property, completed in 2023, offers not one but two independent income streams from a single title. Situated on a spacious 720m² block in the prestigious Mornington Heights Estate, this modern property combines a 4-bedroom family home and a 2-bedroom granny flat—perfect for maximising your rental returns with ease.

Re:19 Elm Street, Gunnedah: Build 2023 Price Guide \$790,000- \$820,000

Current rent:

Unit 1/19, \$510 pw for the 4 bedroom lease expires 13.3.25,

Unit 2/19, \$430pw for the 2 bedroom lease expires 19.12.25

Total combined rent \$48,880 PA 5.96% ROI

Asking Price is \$820,000

Rental appraised at \$600pw for the 4 bedroom unit

Council rates: \$872 pq

Water rates \$142 pq

Property Highlights

Land Size: 720m²

Year Built: 2023

Rental Income: \$510/week (Unit 1) + \$430/week (Unit 2)

Total Income: \$940/week

Location: Mornington Heights Estate – A thriving community surrounded by quality homes, parks, schools, and amenities.

Unit 1 – Main House

4 Spacious Bedrooms: Built-in mirrored robes and ceiling fans in all rooms.

Master Suite: Private ensuite for ultimate convenience.

Modern Kitchen: Gas cooktop, ample storage, and a dishwasher.

Living Spaces: Open-plan design with a large dining/living area.

Comfort: Split-system air conditioning in the living room and master bedroom.

Outdoor Features: Secure backyard with an undercover alfresco—perfect for entertaining.

Parking: Single remote-control garage with internal access.

6 BED | 3 BATH | 2 CAR

PRICE:
\$825,000

OPEN FOR INSPECTION:
N/A



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