



FOR SALE

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:

Contact Agent

OPEN FOR INSPECTION:

N/A



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DOOR
d/ or FREEZER PROVISION
OOD

Regulation) and State Environmental Planning Policy
(Building Sustainability Index BASi) 2004 (the BASi SEPP).

- Sound insulation in accordance with NCC clause 3.8.6
with an $R_w + C_v$ (airborne) of not less than 50.

SMOKE ALARM NOTES:-

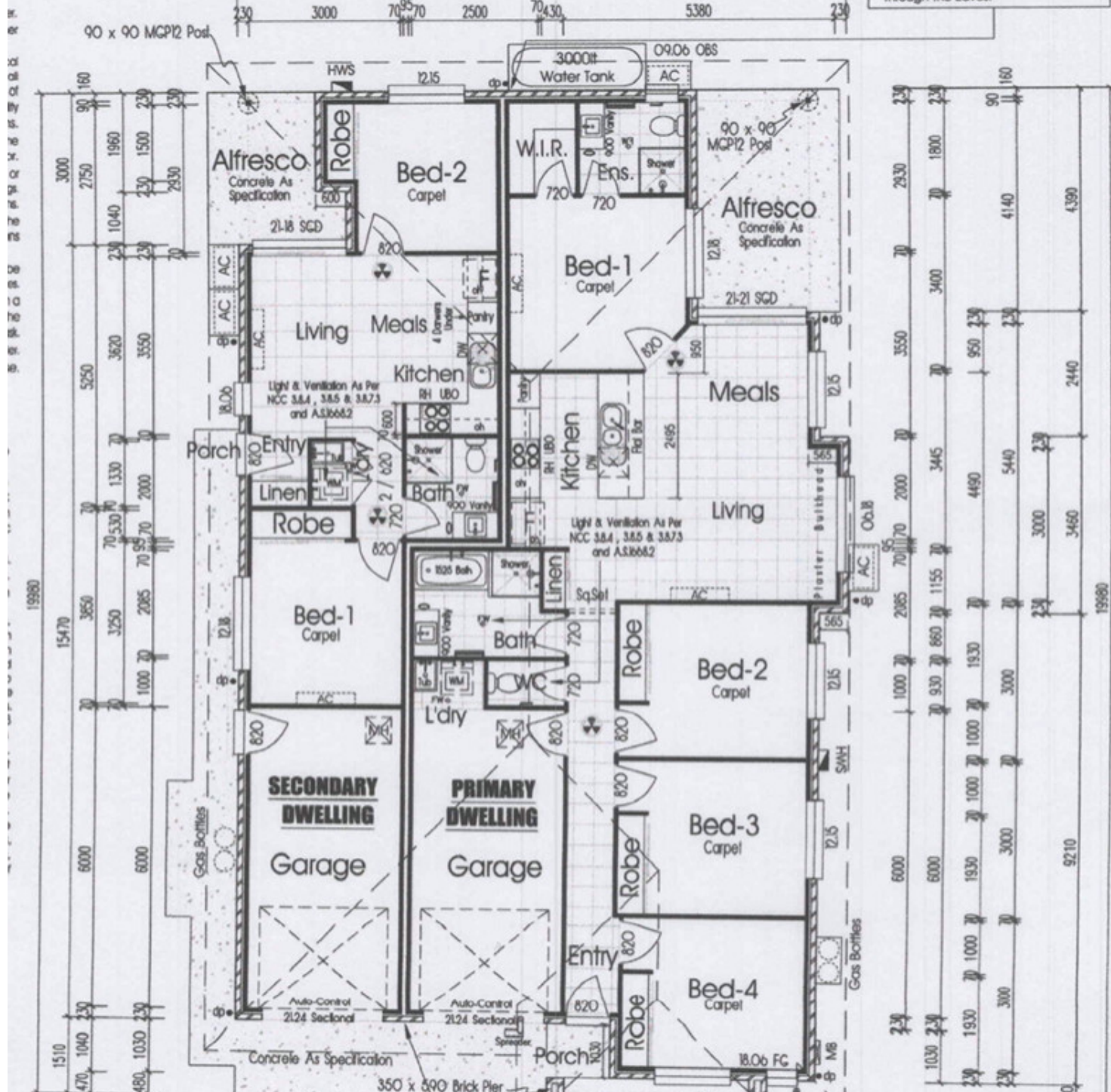
SMOKE ALARMS TO BE INSTALLED IN
ACCORDANCE WITH A.S.3786-2014
PHOTO-ELECTRIC & INTERCONNECTED

Where practical smoke alarms must be placed
on the ceiling. Smoke alarms **MUST NOT** be placed:

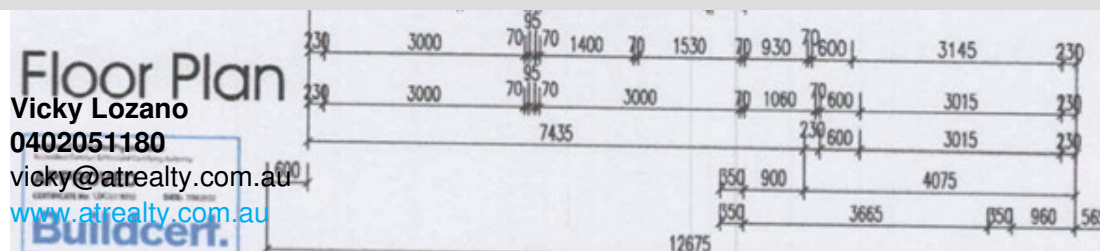
- Within 300mm of the corner of a ceiling and a wall
- Within 300mm of a light fitting
- Within 400mm of an air-conditioning vent
- Within 400mm of blades of a ceiling fan

- Provide Articulation Joint And External Cladding Opposite The Fire Separation Wall And Articulation Joint Through Wall.
- Continue The Firewall Separation Through The Eaves.

DOOR
GLASS DOOR
R
GLASS WINDOW
BENCH OVEN
WASIN
R CLOSET
WIC MACHINE PROVISION
OVEN



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.



- Continue The Firewall Separation Through The Eaves.

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Buildcert.

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Elevations

