



FOR SALE

BRAND NEW DUPLEX + DA-APPROVED VACANT LAND – 4 LOT SUBDIVISION POTENTIAL

Investment Opportunity in Lake Cargelligo

Brand New Duplex + DA-Approved Vacant Land – 4 Lot Subdivision Approval

An exceptional investment or lifestyle opportunity awaits with this brand-new, premium duplex paired with a DA-approved vacant lot—positioned to capitalise on one of Central West NSW's most in-demand rental markets.

Situated in the peaceful lakeside community of Lake Cargelligo, this modern duplex offers two beautifully finished 2-bedroom units with strong rental appeal and a combined potential rental income of approximately \$800 per week. With extremely low vacancy rates of just 0.22%, this asset guarantees high demand and minimal downtime between tenancies.

Adding to the value, the generous 1,798m² block includes development approval to subdivide into four lots, unlocking multiple avenues for capital growth and future development.

Property Highlights

Two Contemporary Units

- * 2 Bedrooms | 1 Bathroom | 1 Car Garage (each)
- * Open-plan living and dining areas
- * Contemporary kitchen with stone benchtops
- * Reverse cycle heating and cooling,
- * Soft carpet in bedrooms & luxury finishes throughout
- * Solar system installed on each unit
- * Low-maintenance front and rear yards

Investment Benefits

- * Projected combined rental return: \$800 per week

2 BED | 1 BATH | 1 CAR

PRICE:
\$860,000

OPEN FOR INSPECTION:
N/A



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