



FOR SALE

1012 SQM BLOCK CLOSE TO CBD GREAT ROI INVESTMENT OR 1ST HOME-EOI \$360K'S

Charming Timber Home with Town Convenience & Rural Views

1012 SQM BLOCK CLOSE TO CBD GREAT ROI Invest or 1st Home EXPRESSIONS OF INTEREST \$360k's

A Ready-Made High-Yield Investment

This classic timber home offers the best of both worlds — the convenience of town living combined with peaceful rural outlooks. Set on a generous 1,012 sqm, this property presents an outstanding opportunity for investors seeking strong returns or first-home buyers looking for space, comfort, and long-term value.

Currently tenanted and income-producing, this is a true set-and-forget investment, with flexibility for future owner occupation.

Investment Snapshot

Currently rented at \$450 per week

Annual rental income of \$23,400

Approx. 6.5% gross yield (based on an approximate \$370,000 purchase price)

Tenant in place – income from day one-Tenancy expires 24/03/26

Strong local rental demand

Low-maintenance holding

Council rates approximately \$3,800 per year

Property Highlights

3 BED | 1 BATH | 0 CAR

PRICE:

1012 SQM BLOCK CLOSE TO CBD
Invest or 1st Home

OPEN FOR INSPECTION:

N/A



Jean Laterre

0437696969

jean.ccr@atrealty.com.au

www.atrealty.com.au