



**SOLD**

## SPACIOUS DUAL - 4 BEDROOM UNIT, PLUS 2 BEDROOM UNIT IN THORNTON, NSW

2&2a Stratford Avenue, Thornton NSW 2322

Positioned in a fast-growing Thornton location, this newly built (2023) dual-occupancy residence delivers the ideal combination of strong rental return, modern design and long-term investment appeal. Comprising a spacious four-bedroom home plus a fully self-contained two-bedroom dwelling under one title, this property offers a rare opportunity for investors, SMSF buyers and portfolio builders seeking secure cashflow.

Set on approximately 625m<sup>2</sup>, both residences feature contemporary finishes, private entrances and individual lock-up garages, making them highly attractive to quality tenants while reducing vacancy risk through diversified income streams.

The primary residence offers four bedrooms, two bathrooms and open-plan living flowing to an alfresco area, currently leased at \$600 per week with a long-term lease in place until June 2026. The secondary two-bedroom dwelling provides additional flexibility and is currently returning \$500 per week, with updated rental appraisals suggesting strong future growth potential.

### Investment Highlights:

- Dual-income property on one title – ideal for SMSF investment
- Newly constructed in 2023 with modern finishes
- Combined current rent \$1,100 per week
- Updated rental appraisal approx. \$1,240 – \$1,280 per week
- Separate garages and private living zones
- Low-maintenance brick veneer construction
- Located in the high-demand Hunter Region growth corridor

Whether you are looking to strengthen your investment portfolio, secure a high-yield asset or acquire a modern dual-key property with long-term upside, 2 & 2A Stratford Avenue presents a compelling opportunity in one of Thornton's emerging residential pockets.

A rare chance to secure a high-performing dual-income asset in a growing regional market. Contact us today for rental appraisals, further information, or to arrange a private inspection. Contact Vicky 0402051180 for further information or to book an inspection.

6 BED | 3 BATH | 2 CAR

PRICE:  
\$1,225,000

OPEN FOR INSPECTION:  
N/A



**Vicky Lozano**  
**0402051180**  
vicky@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)