



FOR SALE

DUAL INCOME OPPORTUNITY WITH STRONG RETURNS IN GUNNEDAH

1 & 2 / 35 Forrest Way, Gunnedah NSW 2380

Positioned in the thriving regional hub of Gunnedah, this upgraded dual occupancy residence offers investors a rare opportunity to secure a high-performing asset with reliable income and long-term tenant security. Set on a generous 1,051m² block, the property features two fully self-contained dwellings, designed to maximise rental yield while offering comfortable, modern living for tenants.

With both dwellings leased until February 2027, this investment delivers immediate income and long-term stability making it an ideal addition to any portfolio.

Property Snapshot

Dual Income Investment | Strong Returns | Long-Term Leases

Type: Dual Occupancy

Land Size: 1,051m²

Estimated Yield: 5.55% – 5.96%

Council Rates \$3840 PA

Dwelling 1 (Primary Residence)

- 3 bedrooms | 2 bathrooms | 1 lock-up garage
- Currently leased at \$520 per week
- Lease in place until 20.02.2027

Dwelling 2 (Secondary Residence)

- 2 bedrooms | 1 bathroom | 1 lock-up garage
- Currently leased at \$420 per week
- Lease in place until 20.02.2027

Combined Rental Income: \$940 per week

Smart Design for Maximum Tenant Appeal

Each dwelling has been thoughtfully designed to provide comfort, privacy, and functionality while

5 BED | 3 BATH | 2 CAR

PRICE:

Just Listed

OPEN FOR INSPECTION:

N/A



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