



SOLD

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:
\$812,500

OPEN FOR INSPECTION:
N/A



Vicky Lozano
0402051180
vicky@atrealty.com.au
www.atrealty.com.au