



# FOR SALE

## HIGH-YIELD DUAL OCCUPANCY INVESTMENT – \$1,110 WEEKLY RETURN

1 & 2 / 13 Berwick Avenue, Heddon Greta NSW 2321

An exceptional opportunity to secure a high-performing dual occupancy investment delivering immediate cash flow and long-term growth potential in one of the Hunter Region's most in-demand corridors.

Purpose-built for investors, this modern residence offers two fully self-contained dwellings on a single title, combining strong rental returns with low-maintenance ownership in a location experiencing continued expansion and infrastructure growth.

### Investment Highlights

Total rental return: \$1,110 per week

Estimated annual income: \$57,720

Dual occupancy on one title

Strong rental demand with consistent tenancy

Ideal set-and-forget investment, SMSF or live in one and rent to other.

### Property Features

Residence One (3 Bedroom)

Three spacious bedrooms, master with ensuite

Open-plan living and dining

Modern kitchen with quality finishes

Main bathroom and internal laundry

Residence Two (2 Bedroom)

Two well-sized bedrooms with built-ins

Open-plan living and dining

Contemporary kitchen and bathroom

Private, self-contained access

### Additional Features

Ducted Air conditioning to unit 1 dwelling, split system to unit 2

5 BED | 3 BATH | 2 CAR

PRICE:

Just Listed

OPEN FOR INSPECTION:

N/A

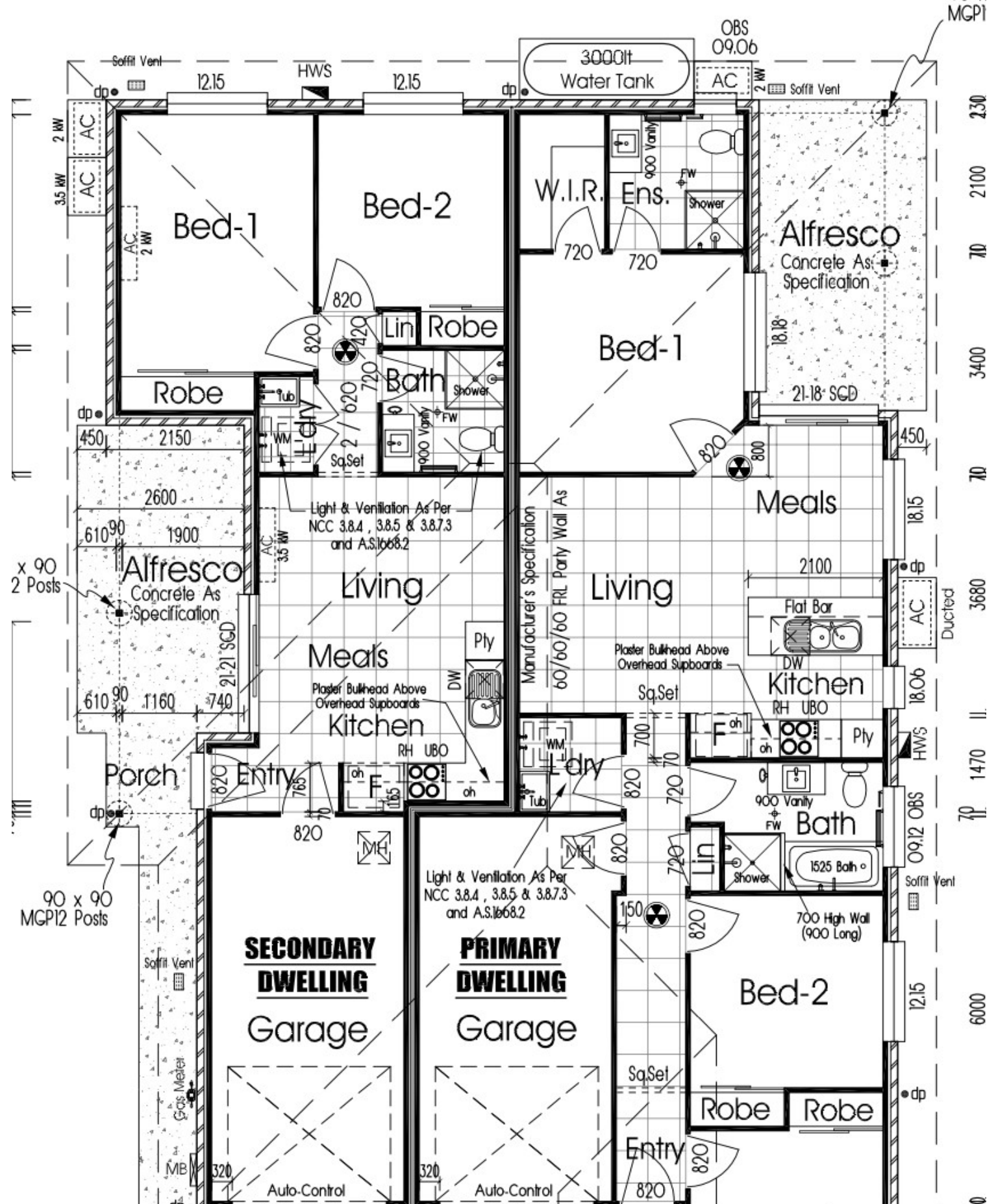


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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350 x 590 Brick Pier

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