



FOR SALE

DUAL- INCOME INVESTMENT | TWO RESIDENCES | 4+2 BEDROOMS

8 Crossing Street, Bellbird NSW 2325

4+ 2 Bedrooms | 3 Bathrooms | 2 Garages | 737m² | Approx. 242.37m² Building Area

An outstanding opportunity for investors seeking two income streams from one modern property, 8 Crossing Street, Bellbird combines a spacious four-bedroom family residence with a self-contained two-bedroom secondary residence.

Built in 2025 and set on approximately 737m², the property has been thoughtfully designed to maximise functionality, privacy and rental appeal. Both residences offer their own living areas, kitchens, bathrooms, garaging and outdoor spaces, creating an attractive low-maintenance investment in one of the Hunter Valley's expanding residential areas.

Currently returning a combined \$1,090 per week, The property provides immediate rental income from day one.

MAIN RESIDENCE – 4 BEDROOMS

Currently rented at \$600 per week

SECOND RESIDENCE – 2 BEDROOMS

Currently rented at \$490 per week

INVESTMENT AT A GLANCE

Current combined rental income: \$1,090 per week

Approximate gross annual rent: \$56,680

Main residence: \$600 per week

Secondary residence: \$490 per week

Council rates: approximately \$795 per quarter

Total land area: approximately 737m²

Total building area: approximately 242.37m²

Built in 2025

Two kitchens

Two separate living configurations

6 bedrooms in total

6 BED | 3 BATH | 2 CAR

PRICE:

New to Market

OPEN FOR INSPECTION:

N/A



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