

1&2/26 FORREST WAY, GUNNEDAH, NSW, 2380



FOR SALE

DUAL 3+2 BEDROOM FOR THE PRICE OF A 4 BEDROOM REGIONAL HOME

Why purchase one conventional home when a similar investment could provide two residences and two rental incomes?

With a price comparable to what buyers may pay for a standard four-bedroom home in many regional NSW markets—1 & 2/26 Forrest Way offers five bedrooms across two self-contained residences and a combined rental return of \$970 per week.

As the property market becomes more favourable for buyers, this is an opportunity to secure a genuine dual-income investment at an attractive entry price, with both residences already leased.

The contemporary single-level property comprises a three-bedroom main residence and a separate two-bedroom dwelling. Each home has its own kitchen, living area, bathroom, laundry, private alfresco space and secure single garage. The main residence features three bedrooms, including a main bedroom with ensuite, while the second residence provides two well-proportioned bedrooms and a practical, low-maintenance design.

Investment highlights:

- Two self-contained residences on one approximately 801.7m² allotment
- Five bedrooms in total across a 3+2 configuration
- Two kitchens, two living areas and separate amenities
- Two secure single garages
- Unit 1 returning \$540 per week, leased until 10 December 2026
- Unit 2 returning \$430 per week, leased until 14 May 2027
- Combined rental income of \$970 per week
- Approximately \$50,440 in gross annual rental income
- Estimated gross rental yield of approximately 5.67%–6.00%

For approximately the price of one standard family home in many regional NSW locations, investors can secure two rental incomes, five bedrooms and greater income diversification. If one residence becomes vacant in the future, the second may continue producing income—an advantage not generally available with a conventional single dwelling.

Gunnedah is an established regional centre supporting the surrounding agricultural, resources

5 BED | 3 BATH | 2 CAR

PRICE:

New to Market

OPEN FOR INSPECTION:

N/A



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