



# FOR SALE

## SECURE TENANT PAYS ALL OUTGOINGS - REAP UNRIVALLED REWARDS!

A very rare upstairs/downstairs duplex in the heart of Mooroolbool close to shops, public transport and only 5 minutes from the City Centre. Both levels have 3 bedrooms, bathroom and kitchen with the upstairs featuring wide decking on 3 sides.

Currently a Residential 3A Council Approved Commercial Premises and Ancillary Staff Accommodation this outstanding property features a secure long-term Tenant on a 5x5 year lease with an 8 year balance. The tenant is on their second 5x5 lease having been at the property since 2004 and having spent significantly to purpose fit the premises to their needs.

100% of all outgoing associated with the property including Rates & Insurances covered by the long term Self-managing Tenant. Currently returning approx \$41,820 per annum increasing yearly with CPI. Approx \$803 per week. Not a misprint! A huge 6.6% NET return. Better than TWICE current term deposit rates. Get this for your SMSF asap.

807m2 allotment, 2 street access, 2 kitchens, 2 bathrooms, 6 bedrooms, wide upstairs decking, off street parking, \$30k Solar installed by Tenant, adjacent to Raintrees Shopping Centre. No Outgoings paid by Owner. Tenant self manages. Tenant pays All.

Contact Trudi Gower 0416 018 770 or Paul Conway 0401 744 027 for more information.

6 BED | 2 BATH | 2 CAR

### PRICE:

Offers Around \$600k.

### OPEN FOR INSPECTION:

N/A



**Trudi Gower & Paul Conway**

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FIRST FLOOR



GROUND FLOOR

AREAS

FIRST FLOOR LIVING	96.12m <sup>2</sup>
VERANDAH	68.70m <sup>2</sup>
<b>TOTAL</b>	<b>223.82m<sup>2</sup></b>

Hayward38

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.