

For Sale - 3 units



\$690,000

1-3/14 Brent Crt, Lavington

Nigel Horne
REAL ESTATE

Rentals & Sales since 1995

EACH UNIT: 2 bedrooms, an open living area, 1 bathroom, 1 garage, 1 car-space, and a private backyard.

www.nhre.com.au ph: 02 6025 8000

1-3/14 Brent Court, Lavington *Investors Triple Treat – Own The Lot*

ONE TITLE:	20/717099 (No Strata)	PRICE:	\$690,000 (\$230k each)
BLOCK: 3 units	2BR,1bath,2 car	CONSTRUCTION:	Brick Veneer
LAND: 999 m2	AGE: 1987	FLOOR:	Cement slab
FENCES/GATES:	Metal	ROOF:	Tiled
INSULATION: No Asbestos		CEILING HEIGHT: 8 feet	
UNIT 1: \$225 pw	UNIT 2: \$220 pw	UNIT 3: \$260 pw	
Lease ends 1/2021	Lease has expired	Lease expires 16 July 2021	
KITCHEN/MEALS:	gas upright oven	LIVING:	one open area
BATHROOM:	bath, shower, vanity	TOILET:	separate
LAUNDRY:	seperate	HOT WATER:	gas - outside
COOLING/HEAT:	Split System &/or fans &/or gas &/or box style	YARDS:	separate
COUNCIL RATES:	\$2,140 pa	CARPARKING:	1 garage & 1 carspace each
WATER RATES:	\$2,557 pa	RENTAL:	\$36,600 pa
WATER USAGE:	\$ varies per season		

This block of three 2 bedroom units is an investor's delight. It is fully occupied; in a location popular with mature tenants due to it's quiet cul-de-sac position, and proximity to parks, shops, buses, Mirrambeena Community Centre, and other facilities; and it has a gross return of almost 5.5% - which can be improved.

Each unit has gas heating, gas hot water, and gas cooking; and either a reverse cycle split-system air-conditioner or box-style air-conditioner, and ceiling fans. Each unit also has built-in-robos; the bathroom, laundry, and toilet are all separate; they all have a single garage and carspace; and a private backyard.

Why is this block a worthy addition to your investment portfolio? It has a solid rental history over many years; it's fully occupied; has no strata fees - giving you total control of the block; it's ready to go; is in a great location; and there is an opportunity to increase the yield.

Inspection is By Appointment - call 0407 058 706. For more see www.nhre.com.au

CORONA VIRUS: if you have cold or flu-like symptoms – or have been in close contact with someone who does – please DO NOT visit our office or attend viewings. Instead please call 02 6025 8000 or email info@nhre.com.au

Whilst every care is taken to supply accurate information we cannot be held responsible for any incorrect information. Interested parties are encouraged to make their own enquiries.