

For Sale



\$230,000

2/411 Macauley St, Sth Albury

Nigel Horne
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Opportunity Knocks

PROPERTY:	2/411 Macauley St, South Albury	PRICE:	\$230,000
BLOCK: 5 lots	LOT: 75m2	CONSTRUCTION:	Double brick
AGE: 1973	FLAT: 54 m2	BASE:	Cement
FENCES: Metal	CARPORT: 17m2	ROOF:	Tiled
HEAT/COOL: Two Split System Aircond		BEDROOM 1: BIR & aircond	
LIVING AREA:	Lounge & Meals	FLOORS: Carpet	& Tile & Lino
KITCHEN:	Electric upright oven	RANGEHOOD:	Yes
BATHROOM:	Shower, vanity	TOILET:	One
LAUNDRY:	Combined	FRONT PORCH:	4m2
STRATA:	\$1,808 yr	CARPORT:	Single
RATES 2023-24:	\$1,234.20 yr	RENTAL:	\$220 per week
WATER 2023-24:	\$855.25 yr + usage	LEASE EXPIRY:	18 July 2024

This tidy 1 bedroom flat would be an excellent addition to your portfolio. It is well maintained, and has a great tenant with a lease until 18 July 2024.

Two reverse-cycle split system air-conditioners provide heating and cooling, and the bathroom has access from both the bedroom and living area.

The open kitchen includes an electric upright oven, and looks onto the lawn yard.

A single carport is directly opposite the small front porch.

It's 500 metres from Albury's CBD, and also near parks, bus stops, shops, pubs, and take-away food outlets.

If purchased at \$230,000 with a rent of \$220 per week the gross return would be 4.97%

It's an affordable opportunity to be your first investment property, or as an addition to an existing portfolio.

Inspect By Appointment – call 0407 058 706. For more visit www.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.