



📍 3 Marshall Street, Fairfield

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Only three minutes drive to the CBD, we're excited to offer this excellent investment opportunity with a potential gross yield over 5% to both experienced investors and those looking at starting an investment portfolio, or perhaps occupying one and renting the other. Located centrally and within walking distance to local shops and medical centre, and only a short drive to central city we have two dwellings situated on one title. The existing tidy weatherboard bungalow was repainted and redecorated one year ago with new carpets, new curtains and new stone kitchen bench top. It offers three bedrooms, one bathroom, separate toilet and laundry area currently tenanted at \$440. 00 per week managed by a professional local property management company. The second home at the back is an exciting brand new brick townhouse which offers two bedrooms both with ensuite, an office and open plan kitchen lounge dining. A generous size garage services the townhouse, and off street parking is allocated to the bungalow along with privacy fencing between both dwellings and ample lawn and garden area for both. A current rental appraisal for both dwellings offer a combined potential return of \$45,750. 00 to \$48,360 per annum. Along with investor buyers this property would be ideally suited to extended family situations or perhaps those looking to live in one, and rent out the other. This truly is a great opportunity to secure a good rental income stream with potential capital appreciation over time. The vendor has purchased elsewhere and clearly instructed us to sell. For price indication and to arrange a viewing contact Jeff today on 021 4422 07.

**Land area** 728 m<sup>2</sup>  
**Rateable value** \$465,000

