

**71 Auburn Street, Wollongong, NSW, 2500**



**Apartment For Sale**

Monday, 28 October 2024

71 Auburn Street, Wollongong, NSW, 2500

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Investment Opportunity in Prime Location

This modern 5-year-old building offers a fantastic investment opportunity with a diverse mix of residential and commercial spaces. Ideally located just minutes from Wollongong CBD and public transport, this property is perfectly positioned for both residential and commercial tenants.

### Key features:

- ☒ Two spacious 2-bedroom, 2-bathroom units with off street parking
- ☒ Two 95m<sup>2</sup> commercial suites, each with convenient kitchenettes
- ☒ Parking located at the rear for each property
- ☒ Close proximity to public transport and major amenities
- ☒ Current annual return: \$126,425
- ☒ Offering E3 Zoning

### Important Numbers:

Council Rates: \$1,386 per quarter

Water Rates: \$980 per quarter

With its prime location and impressive rental return, this is an opportunity not to be missed for savvy investors looking for a high-yield and low maintenance property.

\*This advertising has been prepared by MMJ Real Estate (MMJ) for the purpose of advertising and general information only. MMJ do not guarantee, represent, or warrant that the information contained in this advertising is correct. Any interested party should undertake their own inquiries as to the accuracy of the information published.