

**1, 2, 3, 4/23 Eden Street, Stuart Park, NT, 0820**

**CENTRAL**

**Block Of Units For Sale**

Thursday, 24 October 2024

1, 2, 3, 4/23 Eden Street, Stuart Park, NT, 0820

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 5**

**Type: Block Of Units**

## Best of both worlds investment

Looking for an investment with a healthy yield but plenty of capital growth potential? Here it is

Key features of offering:

- 4 Pack of freshly renovated/upgraded units offered as a straight line purchase
- \$1750 per week rental income (\$91,000 per annum)
- 936m<sup>2</sup> of blue chip Stuart Park Land
- The 4 separate units are Strata Titled (can be sold off individually in future if you wish)
- Planning scheme zone LMR (Low Medium Density Residential)
- Smart time in the property cycle to snap up a 4 pack in prime location
- Recession proof long term investment with 4 healthy income streams constantly
- Offered at approx. 8% gross yield

- 1/23 Eden st Stuart Park

First floor with balcony

2bed 1bath 1car

103m<sup>2</sup> on title

Currently leased at \$420 a week until 2nd March 2025

- 2/23 Eden st Stuart Park

First floor with balcony

2bed 1bath 1car

103m<sup>2</sup> on title

Currently leased at \$480 a week until 23rd August 2025

- 3/23 Eden st Stuart Park

Ground Floor

2bed 1bath 2car

111m<sup>2</sup> on title

Currently leased at \$400 a week until 16th June 2025

- 4/23 Eden st Stuart Park

Ground floor

2bed 1bath 1car

95m<sup>2</sup> on title

Currently leased at \$450 a week until 22nd May 2025

Council Rates: \$6,995 per annum total or \$1,748 each

Insurance: \$5,500 per annum

Body Corp: Zero (self managed, one owner)

Status: All currently leased

Managing Agent: Real Estate Central