

**1 Barton Street, Lithgow, NSW 2790**

**McGrath**

**Sold Block Of Units**

Tuesday, 7 January 2025

1 Barton Street, Lithgow, NSW 2790

**Bedrooms: 30**

**Bathrooms: 16**

**Parkings: 23**

**Area: 6055 m2**

**Type: Block Of Units**



Adam Woods

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## Contact agent

Discover a prime investment opportunity in the heart of Lithgow, where vibrant community living meets strategic location. Just steps from essential amenities-such as the Lithgow Showground and schools-these 16 quality villas are designed to attract long-term tenants. With a strong net income of \$289,396 per annum and a remarkable 100% occupancy rate, these properties ensure a reliable cash flow and immediate potential for rental increases. Lithgow serves as the gateway to the Central West, offering easy access to Sydney and benefiting from a robust infrastructure and a growing community. The flexible R1 zoning and absence of strata fees further enhance the investment appeal, allowing for greater ownership control and potential future growth. Seize this exceptional opportunity to invest in a thriving regional market that combines stability with the promise of long-term returns. Don't miss your chance to secure a sound investment with strong growth potential! - Generate a net income of \$289,396 per annum - Achieving 100% occupancy, these villas ensure a steady rental income - Immediate opportunities for rental reversion upside - 16 quality brick veneer villas, offered in both two and three bedroom configurations - Each villa features open-plan living area, creating a welcoming space for residents to enjoy - Including secure parking and a small private rear yard, perfect for relaxation or entertaining - Set on a substantial 6,055.52 sqm\* land holding, offering significant potential for growth - Flexible R1 zoning. Situated on a single title, eliminating strata fees for owners - Located within the Lithgow Recreational Facility Precinct - Conveniently close to Lithgow Train Station and the Great Western Highway The entire set of villas will be offered for sale in one transaction by Auction on Tuesday, 12 November 2024 at Knight Frank, Level 22, Angel Place, 123 Pitt Street, Sydney from 11.00am.