

**7 Barford Street, Speers Point, NSW, 2284**



**Block Of Units For Sale**

Tuesday, 14 January 2025

7 Barford Street, Speers Point, NSW, 2284

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Block Of Units**



Barry Price  
0402140240



Darren Penn  
0424740463

## **Portfolio Sale - Block of units - low maintenance villas on one title - short walk to Lake**

Being offered for sale by In Room Auction as sale of Portfolio, this freestanding block of two villas on one title could be the opportunity you have been waiting for, either to add to or begin a quality real estate portfolio yourself with solid returns.

Rarely on offer, these single level villas are located only a short walk to Lake Macquarie and represent an excellent set and forget investment or look to subdivide STLCA to enhance value.

Each villa offers a large two bedroom configuration with built ins to both. Both bedrooms feature an enormous modern kitchen, oversized internal laundry that accesses private courtyard, plus large living space that opens onto leafy verandah.

Features include:

- Solid brick and tile construction
- Spacious two bedroom layout
- Modern oversized kitchen
- Large internal laundry
- Dedicated double carport to each villa
- Potential to subdivide STLCA
- Gross rent return \$44,200 per annum

Pest & Building Reports available.

To be sold by Auction In-Rooms on Wednesday 12th February at 1pm - The Mercure Hotel, 12 Steel Street Newcastle West.

For Info Pack with additional info including unit specifics, additional photos and related information email agent - view at scheduled times.

Outgoings

- Water: \$382.81pq Approx.
- Council: \$579.70pq
- Insurance \$3,230.00 pa

Current Rental Return

- \$44,200 per annum