

7 Denham Street, Port Macquarie, NSW, 2444



Block Of Units For Sale

Wednesday, 27 November 2024

7 Denham Street, Port Macquarie, NSW, 2444

Bedrooms: 7

Bathrooms: 4

Parkings: 6

Type: Block Of Units

An Investment That Shouts SUCCESS! Great Returns & Central Location

Invest for success with this tastefully renovated, primely positioned block of three units comprising 2 x 2-bedroom ground floor residences and 1 x 3-bedroom expansive upstairs unit providing access onto a broad sunlit balcony.

Positioned on a level, north to rear 698m² block, this exceptionally convenient location is just a short stroll from Settlement City Shopping Centre, vibrant cafes, popular social clubs, Settlers Inn Bistro, Marina Esplanade, and picturesque foreshores of Westport Park. A leisurely waterside stroll leads into the CBD and patrolled Town Beach.

The property is offered on one title, providing multiple benefits such as simplified management, cost efficiencies, and flexibility in use. All three units are currently leased, achieving an impressive combined return of \$77,220 Gross PA.

Light, bright, and airy with well-appointed interiors, the units feature a modern kitchen, open-plan living and dining space, built-in storage, and a combined bathroom and laundry. The upstairs abode incorporates a spacious main bedroom with a walk-through robe and stylish ensuite.

Outdoors caters for storage needs and covered parking with wide driveway access to a fully fenced backyard, including a triple carport and extra parking for each unit, 2 x lock-up sheds, and a lush green grassed area. There is ample space should you wish to add a fourth unit, create additional parking, or add a big shed (STCA).

Whether you opt for a three-income model or make plans to reside in the upper unit while leasing out the remaining units, with high demand for accommodation close to the waterfront and amenities this outstanding property really does shout SUCCESS!

Property Descriptions

- Renovated block of three modern units on sunny 698m² block
- Two ground-level 2-bedroom units plus spacious upper-level unit
- North to rear aspect captures natural light and coastal breezes
- One title ownership simplifies management & provides flexibility
- Current gross return of \$77,220 Gross PA from rental income
- Triple carport, lock-up shed, fully fenced large backyard
- Conveniently located near shops, cafes, eateries, waterfront

Property Details:

Council: \$3,300.00 p/a approx.

Land Size: 698m²

Gross Income: \$77,220.00 p/a

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