

**5 Weiley Ave, Grafton, NSW, 2460**

**Duplex Semi-detached For Sale**

Tuesday, 26 November 2024



5 Weiley Ave, Grafton, NSW, 2460

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: Duplex Semi-detached**



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## **ELEVATED BRICK DUPLEX - EXCELLENT INVESTMENT OPPORTUNITY**

Positioned in a sought-after neighborhood, this elevated brick duplex presents an ideal investment opportunity with consistent rental returns and low-maintenance appeal. Constructed with a suspended slab, this property ensures durability and quality, making it a sound addition to any portfolio.

Unit 1 features a modern Laminex kitchen paired with an older, yet well-maintained bathroom. Unit 2 boasts a newly updated bathroom alongside a modern kitchen, delivering a fresh and functional living experience. Both units are in excellent condition and have been home to long-term tenants, offering stability and steady income.

Unit 1 generates \$360 per week, and Unit 2 returns \$325 per week, offering a combined rental income of \$685 per week. These rents are notably conservative, reflecting the outstanding quality of tenants and their long-standing occupancy. This balance of secure returns and tenant stability makes this duplex an ideal hands-off investment.

Beyond the solid financials, the property's low-maintenance design and quality construction make it an attractive and hassle-free investment. Whether you're looking to expand your portfolio or make your first foray into property investment, this duplex is a smart choice.