

53 Harradine Cres, Bligh Park, NSW, 2756

STONE

House For Sale

Friday, 1 November 2024

53 Harradine Cres, Bligh Park, NSW, 2756

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Adam Buchert

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Capital Growth AND Cashflow

This 4 bedroom 2 Bathroom home located on a great street on a 659 square meter block of land is ideal for the forward thinking value driven family. The reason being that this home has a long term lease to a business that provides care for its residents.

Currently leased until 20th of November 2025 and they may wish to stay on.

The current rent is \$680 per week or \$35,360 gross per Annum which indicates an approximate gross yield of around 4% with a long term lease makes this investment very appealing.

We would also expect this rent to increase at the next review.

There is a lovely modern kitchen that opens up onto the large tiled living and dining areas and a large central bathroom that has a separate toilet plus there is a third toilet in the laundry. The garage has been converted to another living area or teenagers retreat which has its own ensuite.

There is ducted air throughout, security screens all round plus you have the benefit of the enclosed outdoor entertainment area come sunroom.

The back yard is low maintenance with gravel gardens and fish ponds making mowing a thing of the past.

This home has been tailored to be the ultimate investment property and the owners have priced it right for a quick sale. Don't delay inspect today. Call the Adam Buchert Team to book your private inspection.