

7 Regent Street, Moama, NSW, 2731

CENTURY 21

Sold Unit

Saturday, 2 November 2024

7 Regent Street, Moama, NSW, 2731

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Type: Unit

What An Investment!

Welcome to 7 Regent Street, Moama, an exceptional investment opportunity that combines convenience, multiple living units, and promising returns. This property comprises a block of three well-maintained units, all sitting on a single title.

Each unit boasts two comfortable bedrooms, a bathroom with over bath shower, a laundry, and an open-plan living, dining, and kitchen area that enhances the sense of space. Additionally, each features a courtyard, providing a private outdoor space to relax and enjoy and a carport at the front of each respective unit. Unit 3, in particular, offers the bonus of a nicely sized backyard, perfect for outdoor activities, gardening, or simply soaking up the sun. The use of all-electric appliances ensures ease of maintenance and modern living.

UNIT 1- Currently vacant, however had a tenant in for 9 years prior, and has a rental potential of \$250 approx. per week in the current market. This gives you the option to put a tenant in yourself, Air BNB the unit or even move in yourself.

UNIT 2- Tenanted on a fixed term agreement ending 21/12/2023 and returning \$250 per week.

UNIT 3- Tenanted on a fixed term agreement ending 11/09/2024 and returning 220 per week. This tenant is long term, having resided in the property for approximately 22 years.

Collectively, the units have a rental potential of \$250 per week each in their current condition. However, with some cosmetic updates throughout, these units could fetch around \$300 - \$320 per week each in the current market.

Conveniently situated in Central Moama on an 810m² allotment, this property places you in close proximity to essential amenities, including Moama Woolworths and Moama McDonald's. This strategic location enhances the property's appeal, offering the utmost convenience for residents.

In summary, 7 Regent Street, Moama, presents an excellent investment opportunity with its three self-contained units, central location, and potential for strong returns. Don't miss the chance to capitalize on this versatile property, whether you're looking for an investment, a multi-generational living solution, or a combination of both.

This property is being sold using 'Market Buy' to facilitate online offers. If you would like to register your interest in this property as a buyer and submit a formal offer in a secure way, directly to the agent and property seller (prior to 12.30pm the 8th of November), please copy the link below into your browser and fill out the required fields:

<https://c21richriver.marketbuy.com.au/sign-up/p/a7o/7-regent-street-moama>

Note: the seller may accept an offer prior to end date and may not necessarily accept the highest offer if another offers terms are more favorable. Offers may continue past close time if there are continual offers prior to cut off time.