

FOR SALE

4 Investment Properties

Available to an astute investor are 4 investment properties in rural NSW that are receiving excellent rental returns with increases up to twice per year. A fantastic opportunity for an investor or SMSF.

- * 4 Yarran Circle Cobar \$110,000 (Weekly rental \$155/Annual \$8,060)
- * 42 Brough St Cobar \$135,000 (Weekly rental \$210/Annual \$10,920)
- * 64 Wambiana St Nyngan \$110,000 (Weekly rental \$180/Annual \$9,360)
- * 46 Bogan Street Nyngan \$ 110,000 (Weekly rental \$185/ Annual \$9,620)

Price \$465,000

Annual rental income \$37,960 (8.16% return)

The properties have all been updated throughout with new paint, blinds floor coverings, lighting, air-conditioning and some with updated kitchen and bathrooms. Please see pictures below. I have completed the renovation the same at each property.

Owner Details

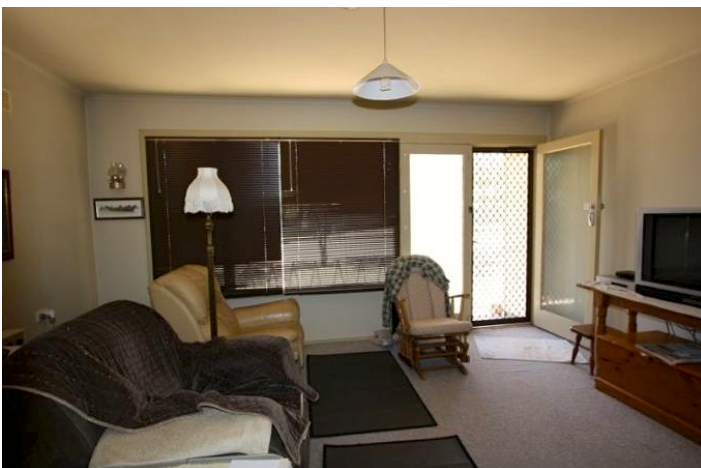
Nathan Sawtell
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4 Yarran Circle, Cobar

Current weekly rental - \$155 per week -Managing agent – Red Earth Real Estate Cobar

Description - 3 Bedroom, 1 Bathroom, separate laundry, split system air conditioning, renovated, painted inside and outside new floor coverings, light fittings blinds and renovated kitchen. Level block





42 Brough Street, Cobar

Current weekly rental - \$210 per week - Managing agent – Red Earth Real Estate Cobar

Description - 3 Bedroom, 1 Bathroom, separate laundry, split system air conditioning, renovated, painted inside and outside new floor coverings, light fittings blinds and renovated kitchen. Level block





64 Wambiana Street Nyngan

Current weekly rental - \$180 per week - Managing agent – Red Earth Real Estate Cobar

Description - 3 Bedroom, 1 Bathroom, separate laundry, split system air conditioning, renovated, painted inside and outside new floor coverings, light fittings blinds and renovated kitchen, carport. Level block





46 Bogan Street Nyngan

Current weekly rental - \$185 per week - Managing agent – Red Earth Real Estate Cobar

Description - 3 Bedroom, 1 Bathroom, extra living room, separate laundry, split system air conditioning, renovated, painted inside and outside new floor coverings, light fittings blinds and renovated kitchen, carport. School and shops close walk, Level block.