



44 – 46 Bowral Road, Mittagong



FIVE (5) x (2) BED DOUBLE STOREY TOWNHOUSES – TO BE SOLD IN ENTIRETY

BRILLIANT TOWNHOUSE DEVELOPMENT – FOR SALE over TWO TITLES – ZONED R3 MEDIUM DENSITY RESIDENTIAL – Over two titles & approximately 1300m2 in land area this five (5) x (2) bedroom dwellings / dual road frontage residential development / investment vehicle is certainly placed to appeal. Fully tenanted at time of writing attractive to those searching for possibilities such as a potential BLUE CHIP investment in the heart of Mittagong's exciting & vibrant township. An easy walk to all facilities, shops etc & within an easy drive to the freeway. Possibly one for the superannuation fund or housing association.

On offer the available accommodation extends to two separate terraced structures consisting of (2) semi detached & a prominent terraced block of (3) dwellings. Spacious by nature & central undercover veranda access / entry foyer extending to formal lounge, structural feature brickwork, archway entry to kitchen & separate dining, groundfloor laundry & 2nd w.c. Alight to the upper floor with an equally functional layout of study

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Price SOLD for
\$2,200,000

Property Type Residential

Property ID 1129

Land Area 1,330 m2

Agent Details

David Goulding – 0416 042 086

Office Details

Reside

3/112 ARGYLE STREET Picton NSW
2571 Australia
02 4677 3611



gallery + (2) separate generous bedrooms with timber balcony usability to rear & further extending to a full bathroom with shower & separate w.c.

Snugly positioned, easy vehicle access to the site with rear paved parking area, driveway access to undercover carport vehicle parking. With open space lawn & BBQ area, the facilities add up to many positives. Natural gas available, sewer connected.

Leafy streetscape, appealing facade. As an investment vehicle the properties have been regularly tenanted returning rental income of approximately \$84,000.00 / annum if fully tenanted to be confirmed under prospective due diligence process. Do not rely on this as a guaranteed return as markets fluctuate positively & negatively.

Note - The images are indicative of the elements on offer being one of the (5) townhouses within the development.

In summary a fabulous opportunity that has been tightly held for over two decades.

Contact David Goulding on 0416 042 086 for further details or to book further inspections.

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