

## Bathurst, 11 Baillie Street

### Rare Triple Income Opportunity

On offer is your opportunity to secure a unique property offering three income streams, three long term tenants in a near new bespoke complex. A rarity to the market, all 3 dwellings are under 6 months old and immaculately presented. The homes have been built with quality in mind by a renowned local builder, 'Marple Constructions'. All offering open plan living dining areas, landscaped yards and high end finishes throughout. Being built moments from the CBD, this complex will prove a solid income generator for years to come!

All units are currently leased until November 2026, For more information on leases, a copy of the contract or to arrange a private inspection, call Mark Dwyer today. 0498 003 774

Features include but are not limited to:

Unit 1:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

9

6

4

**For Sale**  
\$2,250,000

**View**  
By Appointment

**Contact**  
**Mark Dwyer**  
0498 003 774  
mark.bathurst@ljhooker.com.au

**LJ Hooker Bathurst**  
**02 6331 5041**

- 3 Spacious bedrooms
- 2 Large bathrooms, main having ensuite
- Ducted heating and cooling
- All bedrooms with built ins, main with walk in robe

Unit 2:

- 3 spacious bedrooms
- 2 large bathrooms, main having ensuite
- Ducted heating and cooling
- Separate living area, as well as spacious main living area
- All bedrooms with built ins, main with walk in robe

Unit 3:

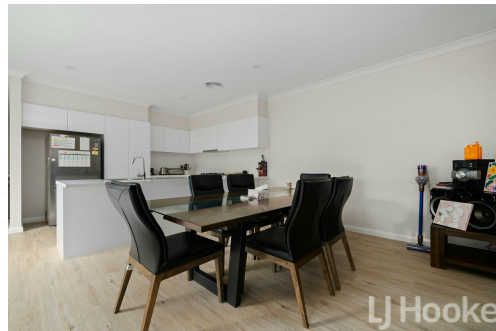
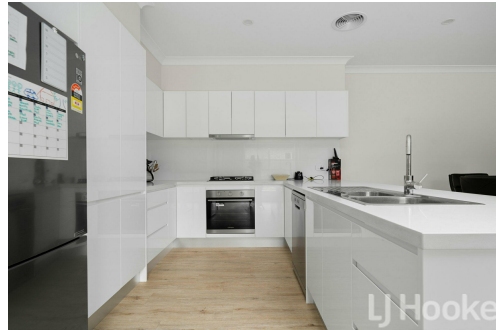
- 3 spacious bedrooms
- 2 large bathrooms, main having ensuite
- Ducted heating and cooling
- Study nook
- All bedrooms with built ins, main with walk in robe

## More About this Property

Property ID	1TFHZ6
Property Type	House
Land Area	1240.7 m2
Including	Ducted Cooling Ducted Heating Toilets (6) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Mark Dwyer 0498 003 774**  
 Director| Licensee In Charge | Sales Agent | [mark.bathurst@ljhooker.com.au](mailto:mark.bathurst@ljhooker.com.au)

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