



Griffith, 61 Canal Street

Rare Investment Opportunity in Griffith's Bustling CBD!

INVESTORS TAKE NOTE!

Discover this rare investment opportunity in the heart of Griffith's thriving CBD!

Don't miss your chance at this complex of 9 units comprising of 6 x 2 bedrooms, 2 x 1 bedrooms and a double storey 3 bedroom unit, totalling 17 bedrooms, 9 bathrooms, 6 garages and multiple off street car spaces.

Griffith's Gross Regional Product (GRP) is estimated at \$2.13 billion, which represents 0.32% of the state's GSP with a catchment area population of over 60,000 the region continues to move ahead in leaps and bounds.

Instant income of approx \$159,120 per annum

Prime location in heart of Griffith's CBD in walk everywhere location

Freehold property consisting of 9 Units

17 Bedrooms all with built in wardrobes

9 Bathrooms



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.

17

9

12

For Sale
Please Call

View
ljhooker.com.au/ZZHZ5

Contact
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LJ Hooker Griffith
(02) 6964 5552

6 Large Lock up Garages and plenty of off street parking
 Double Brick Construction, ensuring durability and lower maintenance
 Vacancy Rate of 0% since early 2020, highly sought after accommodation
 Enormous Growth Potential by benefiting from Griffith's continuous development and expansion

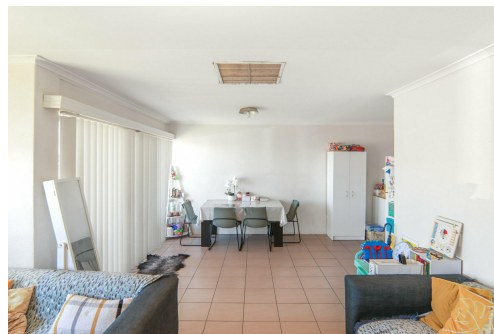
Whether you're an astute investor or seeking a lucrative addition to your portfolio, this property offers an impressive gross rent return providing high nett yield!
 There is also massive potential for future boarding house site or strata title subdivision (STCA).
 With its unbeatable location and impressive rental return, this property presents a rare opportunity for investors. Don't miss out on the chance to secure a lucrative investment in Griffith's rapidly growing market. Act now and capitalize on this hot prospect!

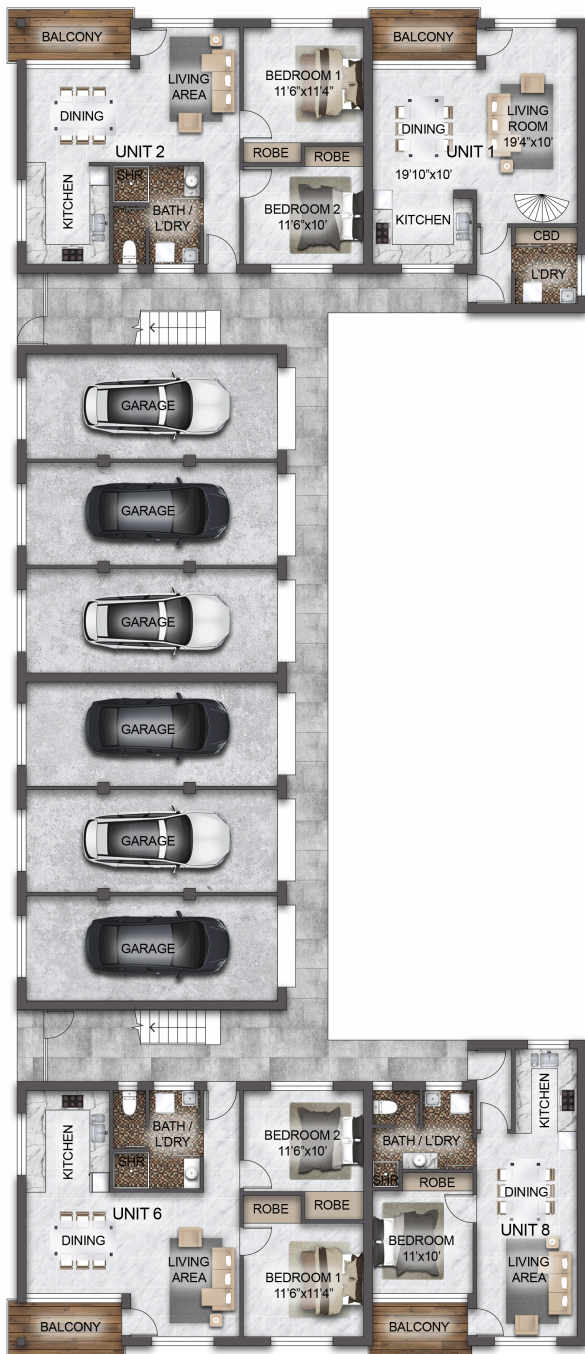
More About this Property

Property ID	ZZHZ5
Property Type	BlockOfUnits
Land Area	1170 m²
Including	Toilets (9)

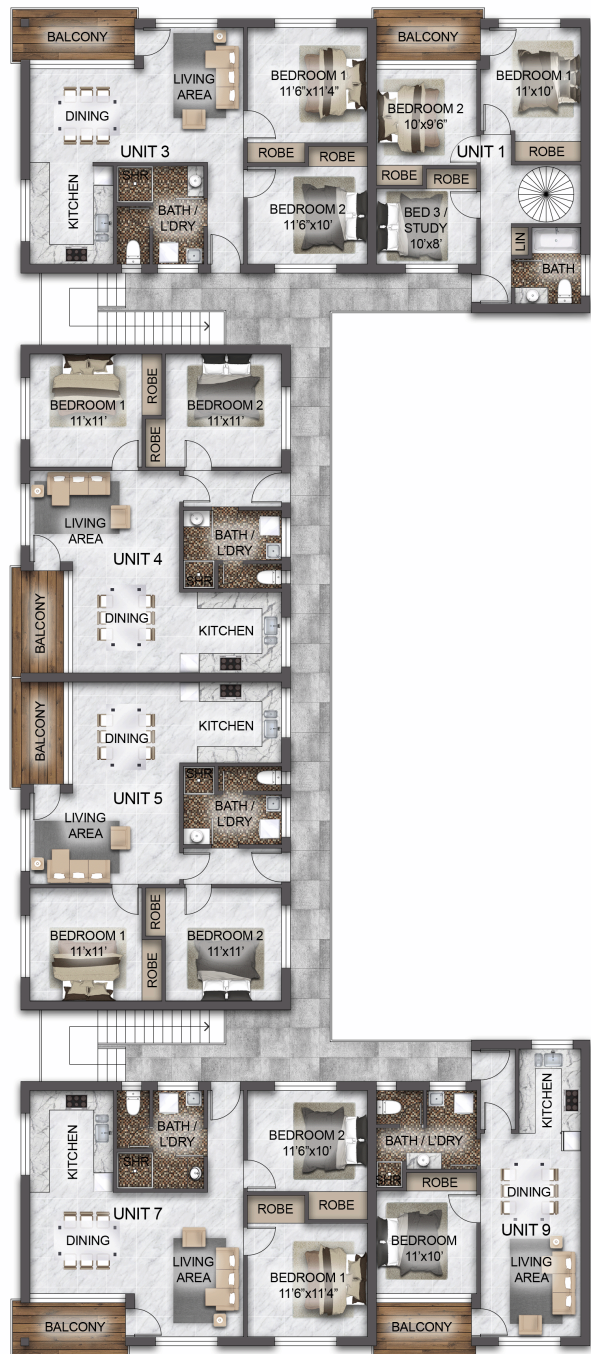
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

61 Canal Street, Griffith NSW 2680