



Morrisset, 157 & 157a Bridge Street

Dual Occupancy Delight! View By Appointment

Offering a brilliant dual income returning investment opportunity with two homes on one title! Set in a prime location, you're just moments away from all the important local amenities and less than 10 minutes from Morrisset Train Station.

The Snapshot: Seize the day, where two modern homes sit on a generous 716 sqm block, presenting an exceptional investment opportunity returning a combined \$XXXX, where a dual-income find itself a superb location.

Rental Returns & Lease Information:

- * 157 Bridge, currently tenanted for \$685pw
- * Lease expiry: XXXX
- * Tenant pays for electricity & gas



For Sale
\$975,000

View
ljhooker.com.au/1DXTF6H

Contact
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LJ Hooker Maitland
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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.

- * 157a Bridge, currently tenanted for \$480pw
- * Lease expiry: December 2025
- * Tenant pays for electricity & gas

Water usage has been included in the rent for previous tenancies -not separately metered.

157 Bridge Street —4 Bedrooms, 2 Bathrooms, 2 Car Garage

Our front property encapsulates a thoughtful layout, with multiple living spaces craft an effortless flow from the separate media space to the heart of the home - an open-plan kitchen, dining and living area. The contemporary kitchen boasts stainless steel appliances, ample cabinetry, and breakfast bar for casual eats. The living area extends outdoors through glass sliding doors to an inviting alfresco, complemented by a fully fenced backyard with an established lawn.

Four bedrooms are on offer, each with built-in robes & the master with a walk-in wardrobe and ensuite. The well-appointed main bathroom, is in close proximity to the remaining bedrooms, and is complete with a shower & built-in bath, catering to family needs, alongside a practical internal laundry with external access.

157a Bridge Street —2 Bedrooms, 1 Bathroom

Quaint living at its finest, with an open-plan area integrates the kitchen, dining, and lounge into one cohesive space. Transitioning to the outdoors, the alfresco area gives you a nice space to retreat to, overlooking the secure, low-maintenance backyard.

Both bedrooms feature carpet and built-in wardrobes, closely set to the main bathroom that cleverly includes laundry provisions.

If you're on the hunt for exception returns in a booming area, call today to discuss further!

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

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More About this Property

Property ID	1DXTF6H
Property Type	DuplexSemi-detached
Land Area	716 m2

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