







14 & 14a Cochrane Street, Mornington

Two Incomes, One Smart Investment —Projected 8% Return!

If you're looking to add a strong performer to your investment portfolio, this could be just the opportunity you've been waiting for! Offering two self-contained living spaces, this property provides an excellent opportunity to generate dual rental income, with a projected gross return of approximately 8%.
The upper level features a spacious three-bedroom layout, with open-plan kitchen and living, and has been freshly painted throughout, giving it a fresh new feel. Previously rented at $425 per week, this unit is being offered with vacant possession, giving you the flexibility to secure your own tenants and maximise the return. Downstairs, a separate one-bedroom unit is already tenanted at $325 per week on a periodic tenancy, providing an immediate income stream from day one.
Set on a good-sized parcel of land, there's plenty of flexibility here. Whether you're an investor looking to strengthen your portfolio, or an extended family wanting to live independently while sharing the same property, the options are certainly worth exploring.
The location is another big plus, with Mornington Shopping Centre just a short distance away, offering a supermarket, pharmacy, medical

4 2 1

FOR SALE
Set Sale

VIEW
Sun 22nd Nov @ 12:00PM - 12:30PM

AGENTS
Trista Townsend
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Trista@ljhdunedin.co.nz

AGENCY
LJ Hooker Dunedin
(03) 470 1370
Wayne Graham Realty Ltd

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Interested parties must rely solely on their own enquiries.

centre and everyday conveniences.

MORE DETAILS

Property ID	3RJWGDS
Property Type	House
Land Area	635 m2

Licensed Real Estate Agents (REAA2008)

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