



## Muswellbrook, 1-3/27B Mitchell Street

### IDEAL FOR INVESTORS AND HOMEOWNERS ALIKE

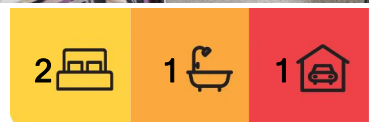
The 27B Mitchell Street complex offers a superb arrangement of three 2-bedroom, 1-bathroom units, making it an excellent choice for investors seeking a low-maintenance, high-yield property to enhance their portfolio. Additionally, this complex presents an affordable option for homeowners in search of a hassle-free place to call home. The property is strata titled, yet there are no associated fees, allowing you to retain more of your hard-earned money. The owner is looking at selling each unit separately, however is also willing to consider a sale of all three units together (please enquire for further details).

1/27B Mitchell Street

- Open plan lounge dining area with split system AC
- Kitchen with glass cooktop, oven and lino flooring
- Master bedroom with built-in wardrobe
- Second bedroom with built-in wardrobe
- Master bathroom with vanity, toilet, shower and bath



**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.



**For Sale**  
\$330,000 Each

**View**  
[ljhooker.com.au/JHWF6P](http://ljhooker.com.au/JHWF6P)

**Contact**  
**Jayden Nichols**  
0423794507  
[jayden.nichols@ljhmuswellbrook.com.au](mailto:jayden.nichols@ljhmuswellbrook.com.au)

**LJ Hooker Muswellbrook**  
**(02) 6543 3244**

- Full sized interior laundry with access into the garage
- Single car garage
- Back courtyard with covered entertaining area, grassy lawned area, pull out clothesline and gate access to the front yard
- Street frontage
- Tenant currently in lease until May 2025 for \$350p/w

#### 2/27B Mitchell Street

- Open plan lounge dining area with split system AC
- Kitchen with glass cooktop, stainless-steel oven and lino flooring
- Master bedroom with built-in wardrobe
- Second bedroom with built-in wardrobe
- Master bathroom with vanity, toilet, shower and bath
- Single car garage with laundry at the rear
- Back courtyard with covered entertaining area, pull out clothesline and grassy lawned area
- Full internal paint and carpet replacement less than 12-months old
- Tenant currently in lease until late November 2024 for \$400p/w

#### 3/27B Mitchell Street

- Open plan lounge dining area with split system AC
- Kitchen with glass cooktop, oven and timber look flooring
- Master bedroom with built-in wardrobe
- Second bedroom with built-in wardrobe
- Master bathroom with vanity, toilet, shower and bath
- Single car garage with laundry at the rear
- Back courtyard with covered entertaining area, pull out clothesline and grassy lawned area
- Full internal paint and carpet replacement less than 12-months old
- Tenant currently in lease until early January 2025 for \$420p/w

This unique opportunity is bound to be popular so contact Jayden Nichols from LJ Hooker Muswellbrook today on 0423 794 507 to book your inspection today.



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## More About this Property

<b>Property ID</b>	JHWF6P
<b>Property Type</b>	Unit
<b>House Size</b>	85 m2
<b>Land Area</b>	854 m2
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Built-in-Robes Secure Parking

**Jayden Nichols 0423794507**

Principal | Licensee-In-Charge | [jayden.nichols@ljhmuswellbrook.com.au](mailto:jayden.nichols@ljhmuswellbrook.com.au)

**LJ Hooker Muswellbrook (02) 6543 3244**

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