



## Oamaru, 70 Aln Street

### INVESTORS TAKE NOTE - MULTI-UNIT PROPERTY

It's not very often a property such as this comes to the market offering astute investors the opportunity to purchase one property divided into four one-bedroom units with quality tenants in place.

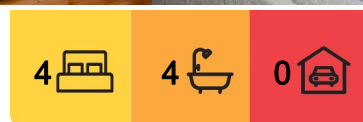
Healthy homes compliant and currently returning \$1,040.00 per week and \$54,080 per annum, the four units in this charming villa have open plan kitchen and living areas with heat pumps, one bedroom, one bathroom and laundry facilities.

Two units have been modernised with kitchens and bathrooms and have polished wooden floors and there is potential to do the same with the remaining two units, enhancing the overall value on offer here.

Set on an elevated 1,012m2 section, the grounds are easy care with a concrete driveway and off-street parking for tenants. The two front units enjoy expansive town and sea views.



**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**  
Buyer Enquiry Over \$570,000

**View**  
[ljhooker.co.nz/TJ2GF3](http://ljhooker.co.nz/TJ2GF3)

**Contact**  
**Stephen Robertson**  
0274 731 112  
[stephenr@ljhoamaru.co.nz](mailto:stephenr@ljhoamaru.co.nz)

**LJ Hooker Oamaru**  
**(03) 434 9014**  
Robertson Real Estate Limited



Investors take note - with a solid rental history and a great location close to town, this property is a rare gem and offers a great opportunity to add this property to your portfolio.

For Sale by Deadline Closing on Wednesday, 30 April 2025, at 4pm at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Buyer Enquiry Over \$570,000

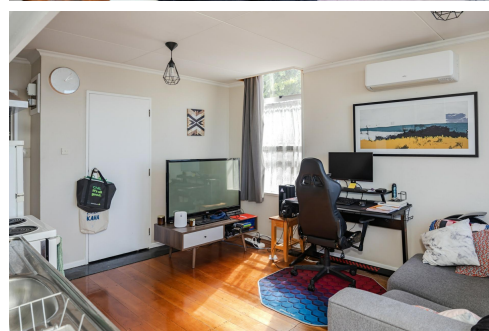
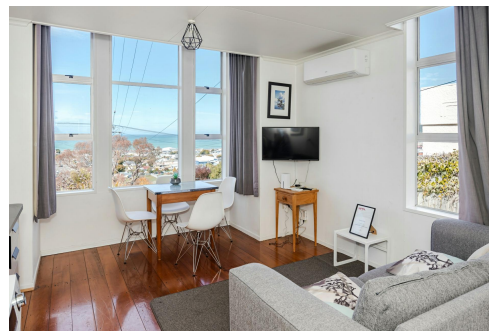
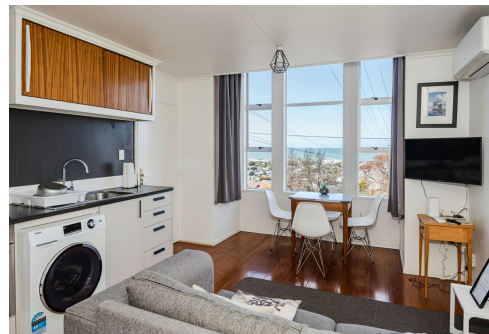
Contact Stephen Robertson at 0274 731 112

## More About this Property

<b>Property ID</b>	TJ2GF3
<b>Property Type</b>	House
<b>House Size</b>	160 m2
<b>Land Area</b>	1012 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Stephen Robertson 0274 731 112**  
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