






86 & 86a Forest Lane, Old Bar

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DUAL OCCUPANCY - STRONG INVESTMENT RETURN

86 & 86A Forest Lane presents an exceptional opportunity for savvy investors or SMSF buyers. Built in 2017*, this contemporary dual-occupancy property offers flexibility, income security, and long term growth appeal.

The residence includes two separate dwellings under the one roofline:

Studio Apartment - perfect as a rental, guest suite or private retreat. Features its own bathroom and single garage and currently leased for \$270/week (market rent estimated to be \$360/week).

Three Bedroom Home - well appointed with open plan living, full bathroom, and single garage and currently leased for \$480/week (market rent estimated to be \$520/week)..

Currently leased to excellent long term tenants, there are opportunities for rental increases with an estimated market rent of approximately \$880/week – delivering strong yield potential in one of the Mid North Coast's most in demand beachside communities.

FOR SALE

Please Call

AGENTS

Adam Stevenson

0409 607 967

a.stevenson@ljhooker.com.au

AGENCY

LJ Hooker Old Bar Beach

(02) 6553 7133

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.

 **LJ Hooker**

Whether you're looking to expand your portfolio, secure a high performing asset for your SMSF, or invest with confidence in a modern and low maintenance property, this is an opportunity worth serious consideration.

For more information or to arrange an inspection, contact: Adam Stevenson on 0409 607 967.

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- Approximate areas, distances, times

MORE DETAILS

Property ID	P1UF6X
Property Type	House
Land Area	650.8 m2
Including	Built-in-Robes
	Council Rates \$3991 approx per Annum

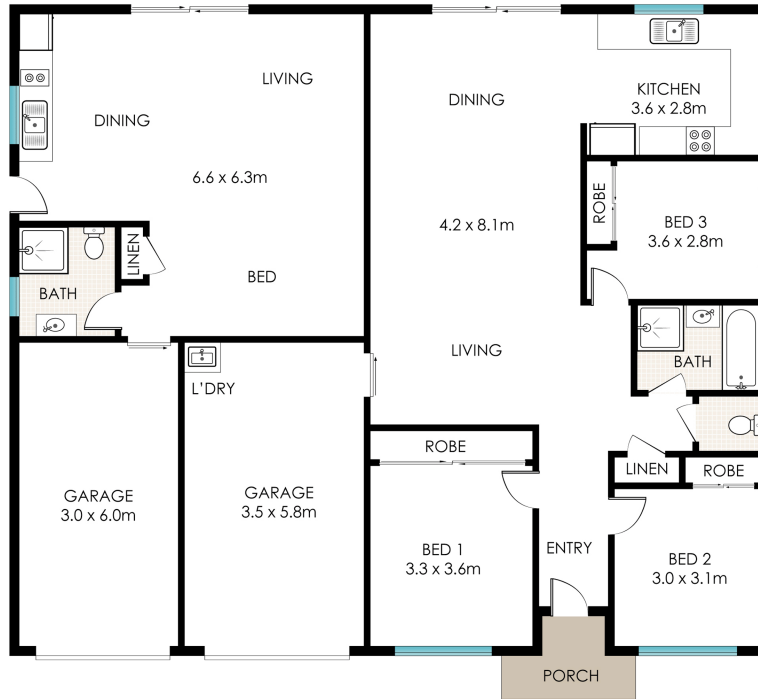
Adam Stevenson 0409 607 967

Director/Sales Agent/Licensee in Charge |
a.stevenson@ljhooker.com.au

LJ Hooker Old Bar Beach (02) 6553 7133

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1 & 2/86 FOREST LANE, OLD BAR

Floor Plan measurements are approximate and are for illustrative purposes only.
 Floor Plan by James Cause Photography jamescause.com

