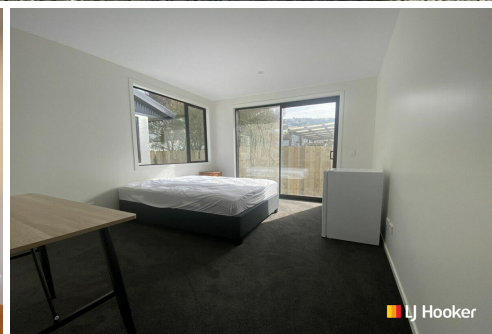


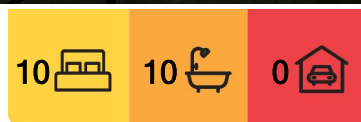


South Dunedin, 59 Burns Street

Serious Investment Opportunity

With a current rental income of \$126,464 (less landlord costs), this low maintenance 2x5 bedroom studio unit complex exhibits a hassle-free investment for the seasoned investor. Built in 2022, and illustrating a gross 8.5% return, these units have been in hot demand with prospective tenants and are currently fully let. Five of the ten tenancies run through to 2026, while the remaining five have scheduled rent increases later this year.

With interest rates trending downwards, this represents a quality, long-term offering with significant cashflow and future upside. Each furnished dwelling has a communal lounge and kitchen, while each studio room is separately metered and offers an ensuite plus bar fridge. Conveniently located to the city centre with virtually no maintenance headaches, this is a superb investment proposition that will serve you well now and into the future.



For Sale
\$1,485,000

View
By Appointment

Contact
Jason Hynes
021 225 5527
Jason@ljhdunedin.co.nz

Lawrence Schaumann
027 418 6204
lawrence@ljhdunedin.co.nz



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.

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

More About this Property

Property ID	3PXUGDS
Property Type	BlockOfUnits
House Size	304 m2
Land Area	607 m2
Including	Toilets (12)
Licensed Real Estate Agents (REAA2008)	

Jason Hynes 021 225 5527

Managing Director / Licensee / Auctioneer | Jason@ljhdunedin.co.nz

Lawrence Schaumann 027 418 6204

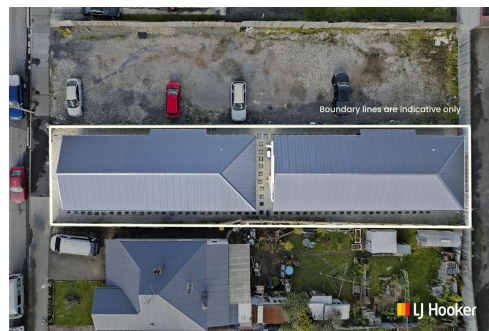
Licensee | lawrence@ljhdunedin.co.nz

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