

Swan Hill, Unit 2 & 4/22 Gray Street

1 x Single Bedroom Unit & 1 x Double Bedroom Unit

Great Location, Buy One or Both

Tucked away in a small four unit complex on Gray Street, there are two similar but different units for sale. So, you have the option to purchase either or perhaps both, if you wish to have some critical mass at the one complex.

Gray Street is a near central location on the 'hill' area of Swan Hill and is well regarded with premium homes located just to its north. The complex has view to the south over the attractive Swan Hill Racecourse complex and is close by sporting and entertainment facilities.

For those of you who are just striking out on your property investment journey it may make more sense to purchase two cheaper properties rather than put all of your eggs in one basket with a single more expensive investment.

Smart investing is often more about spreading your risk rather than going 'all in' on a single investment.

Unit 2 is a single bedroom unit which has had a recent makeover and is as cute as a pin,



For Sale

\$485,000 the pair

View

By Appointment

Contact

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LJ Hooker Swan Hill
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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.

with a great long-term tenant currently paying \$200 per week.

Unit 4 in the same complex is a larger 2 bedroom unit that has undergone some upgrading but there is the opportunity to improve the presentation and thereby increase the rental value from its current \$300 per week, or alternatively give it a bit of your own personal touch if you plan to live there.

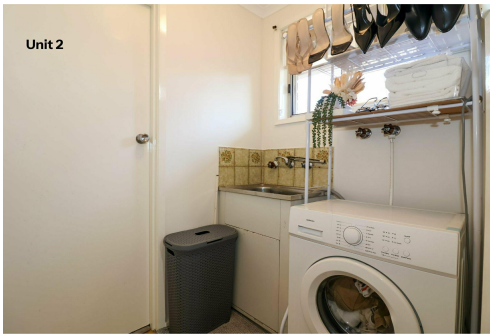
Buy either one or both – what suits your strategy?

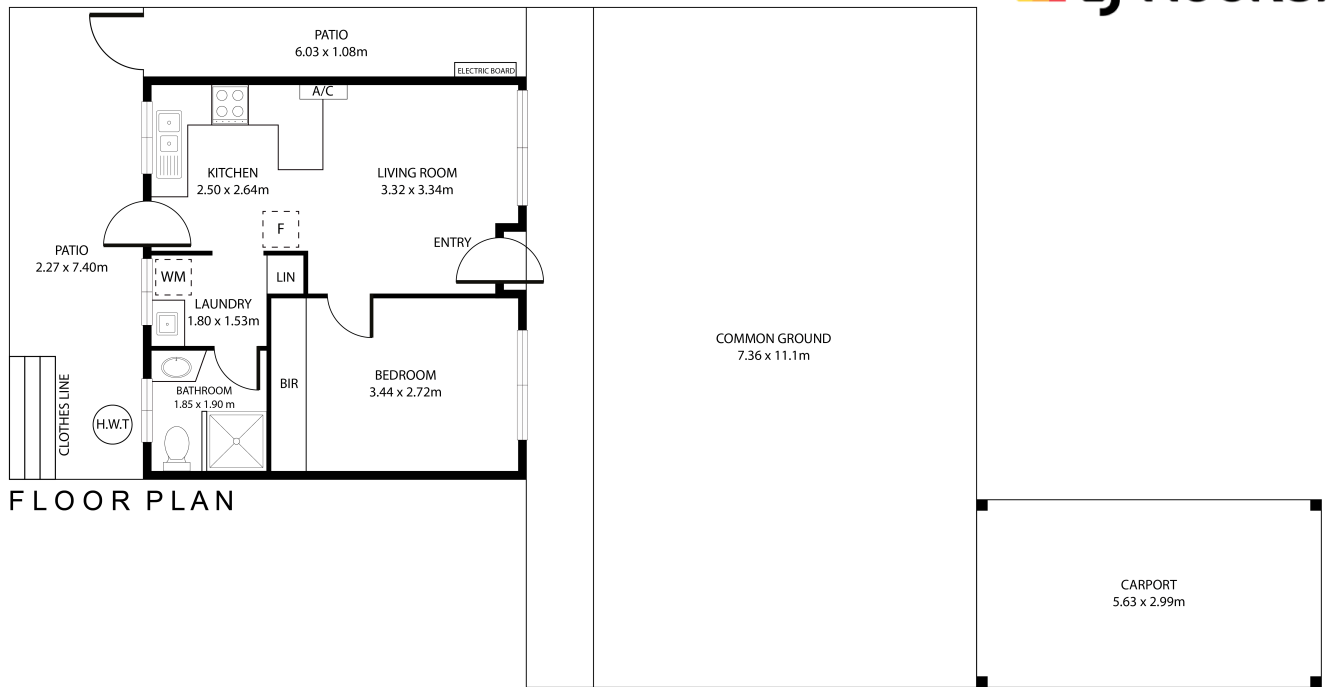
More About this Property

Property ID	JGVFCF
Property Type	Unit
Including	Air Conditioning

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

TOTAL LIVING AREA	: (34m ²)
COMMON GROUND	: 75m ²
PATIO	: 22m ²
CARPORT	: 15m ²
TOTAL SIZE	: 146m ²

Unit 2/22 Gray Street, Swan Hill