

Taree, 3/36-38 Stevenson Street

DO THE MATH, THIS STACKS UP AS A GREAT INVESTMENT

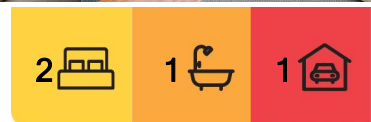
Do the sums, with the current rental return and asking price this really stacks up! Sitting at 5.5%* gross return at the current rental amount and asking price, and with a rent rise due in November 2024 the new return will be a 5.88%* gross return.

Currently leased until April 2025 to a long term tenant at \$1,607.74/month*, with a rent rise due in November to \$1,716.37/month*. A fantastic central location approximately 800m* from major shopping centre Manning Mall, 500m* from Taree High School and Johnny Martin Sports Oval and 500m* to the Manning River boat ramp and Rowing Club.

- Two generous bedrooms with built in wardrobes
- Open plan living, dining and kitchen
- Low maintenance yard with outdoor porch area
- Single remote garage with internal access



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
Please Call

View
ljhooker.com.au/NEKF6X

Contact
Adam Stevenson
0409 607 967
a.stevenson@ljhooker.com.au

LJ Hooker Old Bar Beach
(02) 6553 7133

- Located at rear of complex giving privacy and less road noise
- Strata fees \$890/quarter* and council/water rates \$2,803.31/year*

Sound like what you're looking for? Give us a call, finding a return like this is very hard.
Contact Adam Stevenson on 0409 607 967 to arrange a viewing.

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* Approximate areas, distances, driving/walking times and figures.

More About this Property

Property ID	NEKF6X
Property Type	Unit
Including	Council Water Sewer & Rates \$2804 approx per Annum

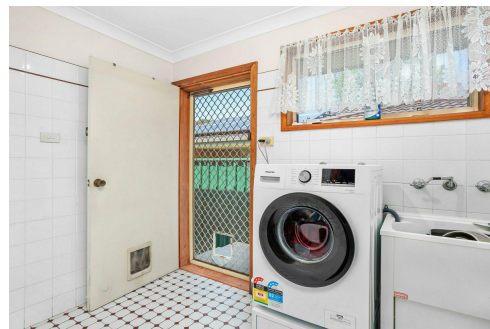
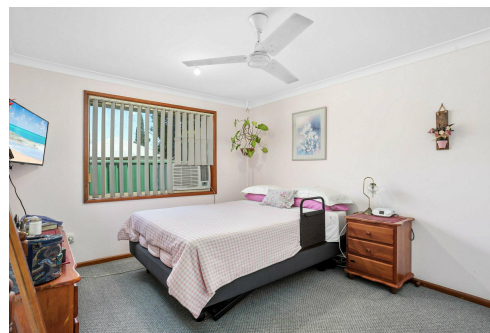
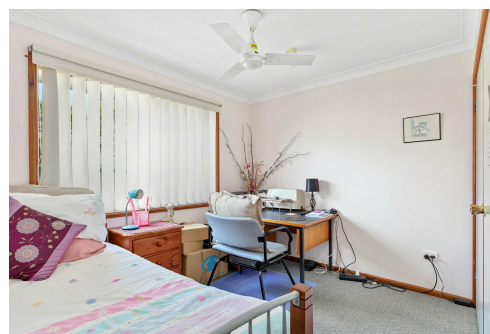
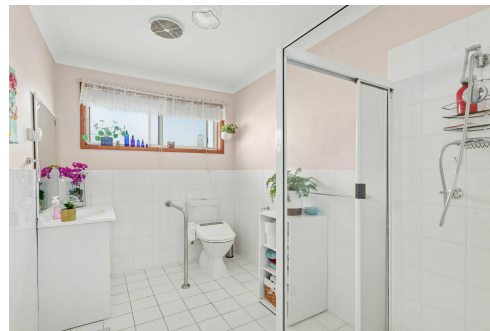
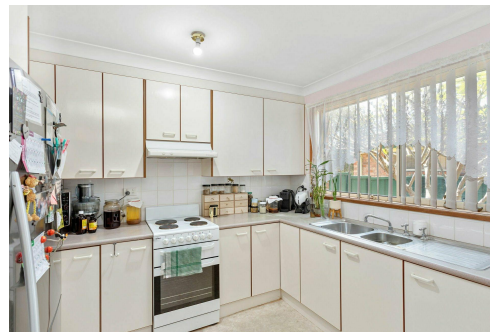
Adam Stevenson 0409 607 967

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

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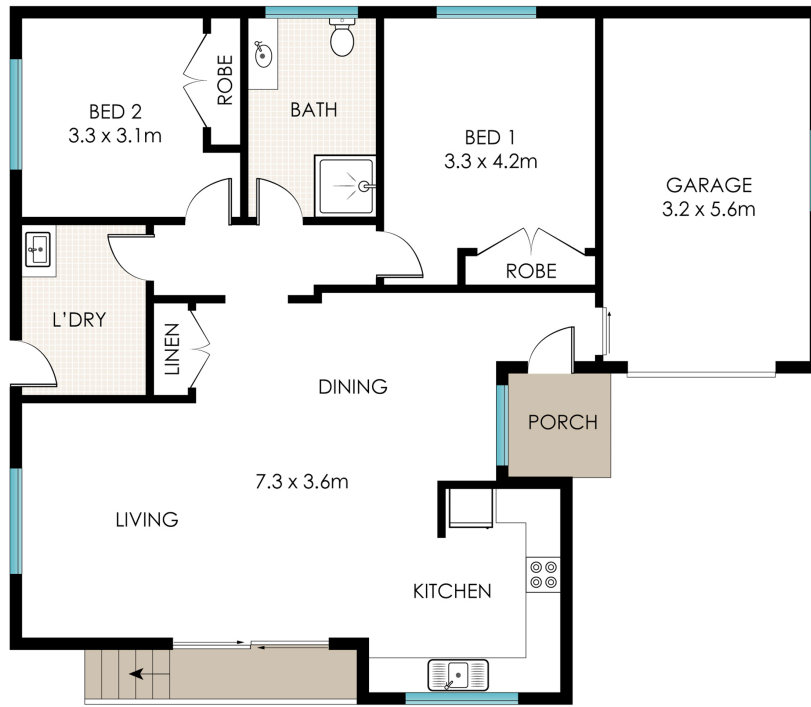
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3/36 STEVENSON STREET, TAREE

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



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