



32 Yorston Street, Warners Bay

## ROLLED GOLD INVESTMENT

This property comprises a large lot with seven, two bedroom villas and parking for seven vehicles.

Held by the same family for decades this well maintained residential complex produces strong rental returns with the potential for uplift.

Five villas fronting Yorston Street enjoy north facing gardens as well as rear private courtyards.

Two free standing cottages at the rear feature a functional layout surrounded by mature hedges.

This is a rare opportunity to secure a guaranteed income flow backed by bricks and mortar in one of Lake Macquarie's most sought after locales.

Yorston Street is close to schools, shops, cafes, transport and within walking distance to the lake foreshore.

A detailed Information Memorandum is available by request.

### FEATURES:

- Five brick and colorbond villas

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.

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**FOR SALE**  
CONTACT AGENT

### AGENTS

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Robert Church  
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### AGENCY

LJ Hooker Warners Bay  
(02) 4915 3800



- Two brick and tile cottages
- All on a single title
- Split system air-conditioning to most villas
- Single carports for each villa
- Some units feature polished timber floors
- Well maintained by the same family for decades
- Professionally managed with long term tenants
- Large block with wide street frontage
- Superb central location

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

Property ID	YW8HN8
Property Type	BlockOfUnits
Land Area	1782 m2

### John Church 0414 294 944

Sales and Marketing Executive | Independent Contractor |  
[john.church@ljhooker.com.au](mailto:john.church@ljhooker.com.au)

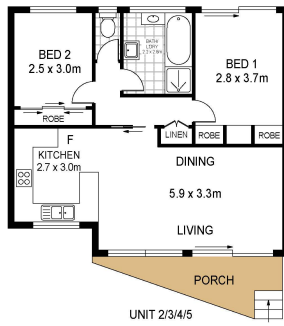
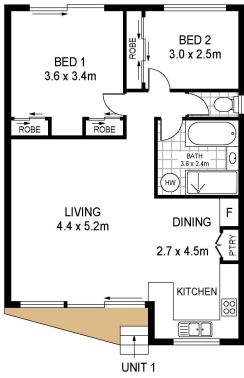
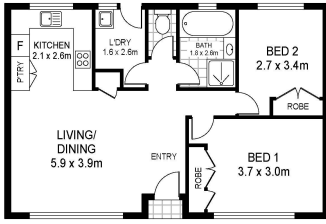
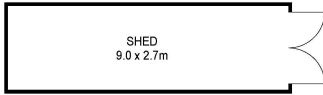
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### LJ Hooker Warners Bay (02) 4915 3800

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32 Yorston Street  
Warners Bay

Approx Total Area: 1,782 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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