



1 & 2/23 Whitton Drive Thurgoona, NSW



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## Quality residential investment 2 x 3br townhouses,...

Excellent, modern brick & tile 2 x 3br townhouse investment.

These modern designed 2 x 3br townhouses can be purchased together or separately, both with quality tenants in place.

Each dwelling has 3Br - main with ensuite & WIR, others with BIR's, open plan kitchen, dining & living opening onto alfresco & private / secure courtyard area.

DLUG with internal access, heating & cooling throughout.

Current rental income in excess of \$36,000pa (for both townhouses)

Situated in a popular Thurgoona estate, close to the Thurgoona country club and golf course on 830m block. Construction of both 2014.

Strata has been set up which allows the dwellings to be sold together or separately.

Nothing left to do but earn income from day 1.

Vendor is selling immediately or no later than EOI closing 4pm 4th Nov 2021. The vendor reserves the right to accept offers prior to the above closing date.

Being sold as investment only with fixed term leases in place.

**Price:** For sale or EOI closing 4pm on 4th Nov 2021

**Council Rates:** \$546.00 p/q

**Water Rates:** \$560.00 p/q

**Craig Huckel**

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23 Whitton Driv  
Thurgoona

STONE



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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