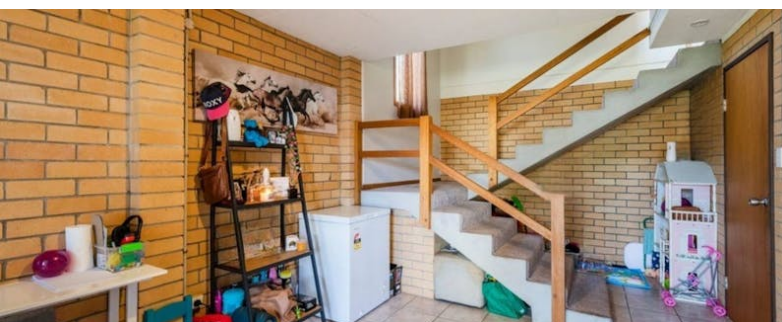




1 & 2 /28 Dobie Street, GRAFTON, NSW 2460

Dual-Income Opportunity in Blue-Chip Dovedale Locale

Expressions of Interest - The owners welcome all offers, which will be considered on or before Sunday, 30th November.

Situated on a generous 707m² block in the always-popular Dovedale pocket, this low-maintenance brick duplex is all about reliable income, strong tenant appeal and minimal fuss for the new owner. With a proactive landlord who has carefully maintained the property, it's a ready-made investment where you can step straight in and start reaping the rewards.

With quality tenants already in place and strong rental demand in the area, this is an ideal "set and forget" addition to any portfolio.

Key Investment Highlights

- Solid, low-maintenance two-storey brick duplex on approx. 707m² in sought-after Dovedale
- Quality tenants currently in place

TYPE: For Sale

INTERNET ID: 133P0182

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Real Estate Grafton
3/97-101 Prince Street
Grafton, NSW
02 6615 1602

Benny Holder
0411132517

- Estimated rental return: approx. \$370-\$380 per week per unit
- Attractive combined gross return with scope to review as the market grows
- Approximate yearly rates: \$5,500

Layout & Features

Each unit offers a practical, flexible layout that suits a variety of tenants:

Upper Level (per unit):

- 2 bedrooms
- Open plan living and dining area

- Lower Level (per unit):

- Additional rumpus room - ideal as a second living area, home office or potential third bedroom (if the new owner requires)
- Internal access to a single lock-up garage
- Laundry setup
- Separate backyard for each unit, providing privacy and outdoor space

Duplexes in this location are highly sought after and rarely come to market, making this an excellent opportunity for the astute investor.

For more information or to arrange your inspection contact Team Benny today 0491 616 380.

Benny Holder Licence No. 20312246

Candy Boulton Licence No. 20424578

Disclaimer: All information provided in this property advertisement has been supplied to the agent by third parties. While every effort has been made to ensure its accuracy, neither the agent nor the vendor accepts any liability for errors or omissions. Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided

- Land Area 707.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2



