



1 & 2/25 Archer Street, SOUTH GRAFTON, NSW 2460

Dual-Income Configuration | One Title | Established Investment

Expressions of Interest - The owners welcome all offers, which will be considered on or before Monday, 26th January.

Offering a straightforward, income-focused opportunity, 25 Archer Street presents a well-configured dual-income investment ideally suited to buyers seeking reliable cash flow with long-term upside. Held on a single title and configured as two flats under the same roof, the property currently generates a combined rental income of \$500 per week, with comparable evidence supporting potential returns of up to \$550 per week.

The property is arranged into two separately tenanted flats, each with independent access, living spaces and amenities. This configuration allows investors to benefit from dual income while retaining the simplicity of a single dwelling structure. The flats are separately powered, with water usage and lawn maintenance included in the rent, offering a clear and low-complexity management setup.

Both flats are functional, well laid out and continue to attract steady tenant demand. Period features such as high ceilings and polished timber floors, combined with practical kitchens, good natural light and usable outdoor areas, contribute to their ongoing rental appeal.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 133P0251

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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

Benny Holder
0411132517

The property has been recently improved, with the addition of a newly installed carport, a new roof and a retaining wall, further enhancing functionality, presentation and long-term durability.

Set on a 607 m² allotment with dual street frontage, the property also presents future development potential (STCA). The block configuration offers flexibility for further improvements or development, adding another layer of upside for forward-thinking investors.

Positioned in an established and convenient pocket of South Grafton, the property is located within 1km to town conveniences, such as Coles, Bunnings, BCF, South Grafton Primary School, South Grafton Indoor Pool - key drivers of strong occupancy and rental stability.

Investment Highlights:

- Dual-income configuration - two flats under one roof
- Single title holding
- Great long term tenants in place currently residing for over 5 years each
- Current combined rent: \$500 per week
- Estimated market rent: up to \$550 per week
- Separately powered flats
- Water usage and lawn maintenance included in rent
- Recently installed carport, new roof and retaining wall
- 607 m² block with dual street frontage
- Future development potential (STCA)
- Proven tenant demand in an established location

For investors seeking immediate income, diversified rental streams and future development flexibility, 25 Archer Street represents a practical and increasingly hard-to-find opportunity within the Clarence Valley market.

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

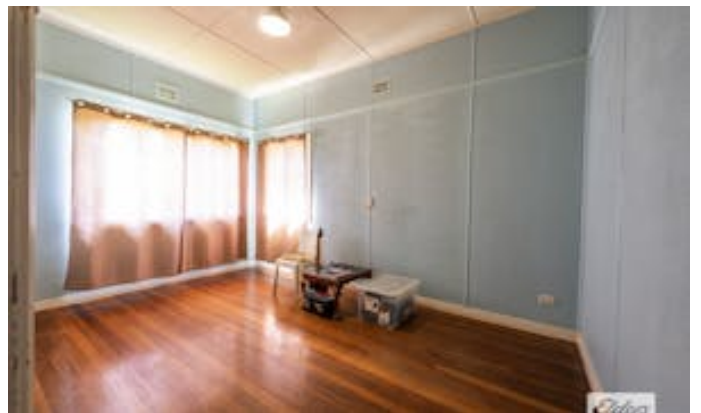
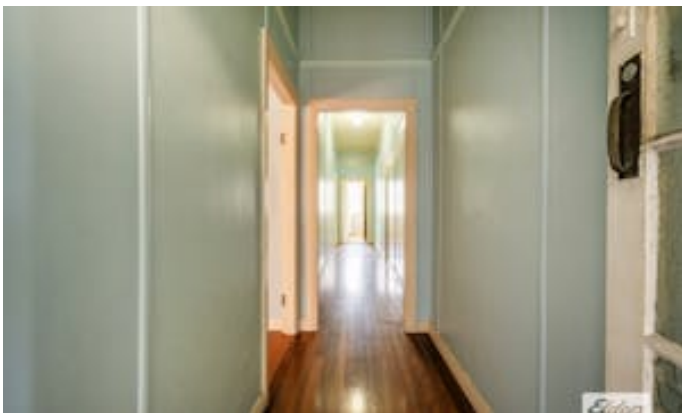
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- Land Area 607.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 2

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