



1-3/9 Kimberly Court, LAVINGTON, NSW 2641

Great Investment Opportunity!

Positioned in a quiet court location, 1-3/9 Kimberly Court presents a terrific opportunity for investors seeking an addition to their portfolio with established income already in place.

The property comprises three two bedroom units, each offering a practical and comfortable layout designed for easy living. Both bedrooms in every unit include built-in robes, while the full bathrooms feature a shower over bath, vanity and toilet, catering well to everyday convenience.

Each residence provides a terrific sized lounge and dining area, creating a relaxed space for tenants to unwind, with split system heating and cooling in the living area and ceiling fans in both the bedrooms and lounge ensuring year-round comfort.

The kitchens are functional and well laid out, offering stand-alone cookers along with good bench and cupboard space for easy meal preparation.

Step outside and each unit enjoys its own private enclosed courtyard, offering a low-maintenance outdoor space, while individual single carports provide convenient off

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: 21P1052

SALE DETAILS

\$920,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Dean Star

0407 685 580

street parking. The surrounding grounds are designed to be easy care, making the property simple to manage.

All three units are currently tenanted at \$280 per week, delivering an immediate and reliable income stream. With strong demand for affordable rental accommodation in the area, this is an appealing opportunity for investors looking to secure multiple dwellings on one title with solid rental return.

A smart addition to any portfolio, this property offers consistent income, low upkeep and long-term investment potential in a convenient Lavington location.

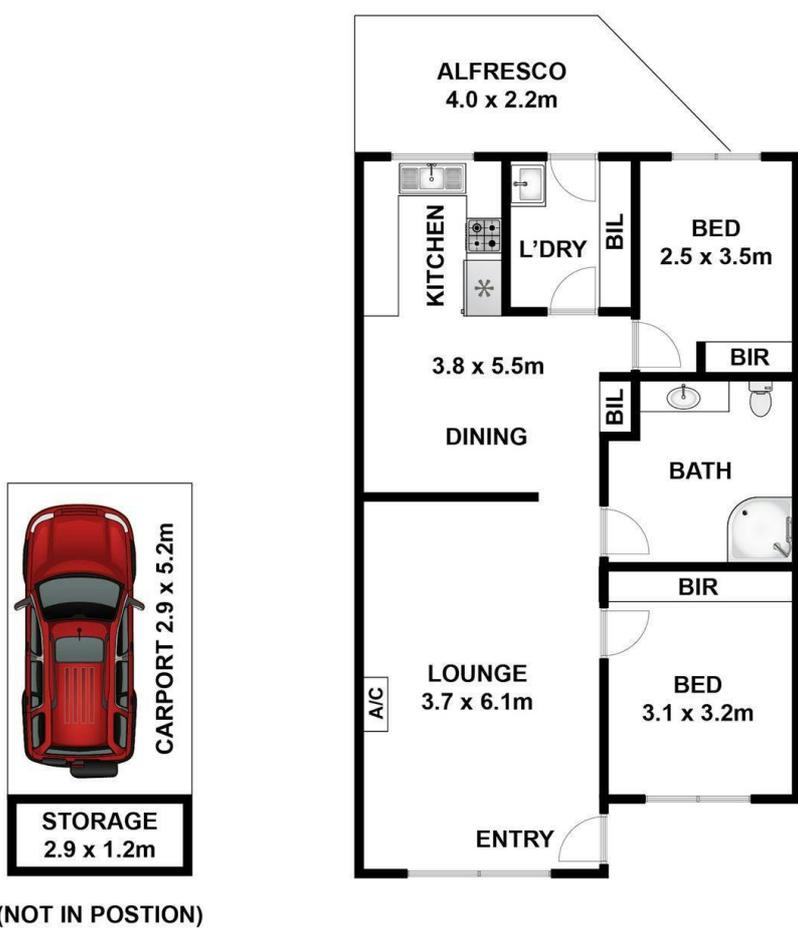
Council Rates - \$2,324.67 rates for all units

Water Rates - \$953.67 plus consumption

- Bedrooms: 6
- Bathrooms: 3
- 3 car carport



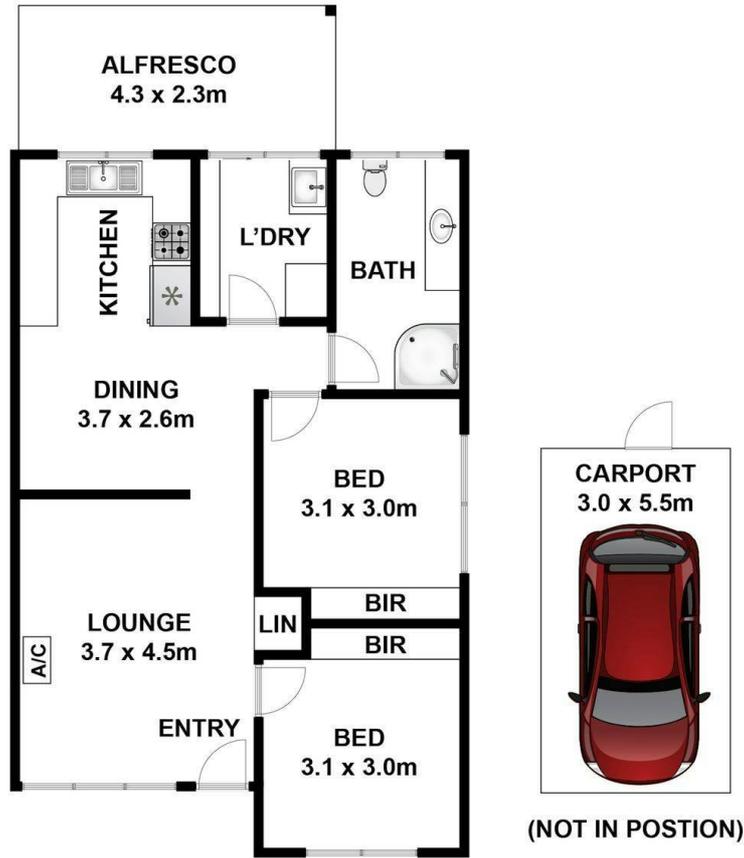




Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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