



## 288-290 Peel Street, BATHURST, NSW 2795

Dual Income | One Title | Future Upside (STCA)

A rare and highly appealing opportunity to secure two low-maintenance residences on one title, positioned just minutes from the Bathurst CBD.

288 & 290 Peel Street offers an outstanding combination of immediate dual rental income, updated interiors, excellent tenant appeal, and future flexibility, including the potential to split into two titles (STCA).

Both properties have been renovated and improved over recent years and present in very good condition, featuring a modern neutral finish, a new roof, and practical layouts designed to suit long-term rental demand.

### Property Overview:

#### 288 Peel Street

- Renovated 2-bedroom, 1-bathroom semi-attached residence
- Both rooms are great sized and have BIR's
- Currently leased for \$430 per week

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:** L14791250

### SALE DETAILS

**By Negotiation**

### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Kurt Waterford**

0439642390

- Open-plan kitchen, dining and lounge
- Electric oven with gas cooking
- Ducted heating
- Rear carport parking

290 Peel Street

- Well-presented 3-bedroom, 1-bathroom semi-attached residence
- Currently leased for \$460 per week, with potential for an increase
- All rooms are great sized and have BIR's
- Open-plan kitchen, dining and lounge
- Electric oven with gas cooking
- Ducted heating
- Rear carport parking
- Rear deck and entertaining area

Additional Features:

- Two separate smaller sheds, offering potential to lease separately
- Low-maintenance block with strong tenant appeal
- Internal and external improvements completed in recent years
- Convenient location close to schools, transport and the CBD

The Investment Edge:

Whether you're looking for a set-and-forget investment, a high-performing dual-income asset, or a property with future title-split potential (STCA), this is an opportunity that ticks all the boxes in a tightly held location.

For more information contact Kurt Waterford on 0439 642 390 or Louise Ireland on 0428 643 586.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 795.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 4 car garage
- Floorboards











