

6 Yaldara Crescent, COWRA, NSW 2794

Solid Investment Opportunity

Positioned in a popular North Cowra cul-de-sac, this solid investment opportunity presents a rare chance to acquire a unit complex in Cowra.

Set on a 1,076sqm block, the property comprises four units, each offering two bedrooms, one bathroom, and a single carport, constructed with brick veneer and tile roofing.

Fully occupied, the complex delivers a strong and consistent rental return of \$915 per week (\$47,580 per annum), making it an ideal addition to any investment portfolio.

Cowra is located within easy reach of major regional Centre's, approximately 4 hours to Sydney and around 2.5 hours to Canberra, enhancing its appeal for both tenants and investors alike.

Additional information includes;

- Unit 1 - fixed term lease until November 2026

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: L37539801

SALE DETAILS

\$600,000 - \$650,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Caley Mok

0437007303

- Unit 2 - expired agreement
- Unit 3 - expired agreement
- Unit 4 - fixed term lease until March 2027
- Land rates - to be confirmed

As the properties are currently tenanted, a minimum of 48 hours' notice is required for inspections. We will ensure reasonable notice is given ahead of any scheduled open homes. For further details, please contact the listing agents.

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.

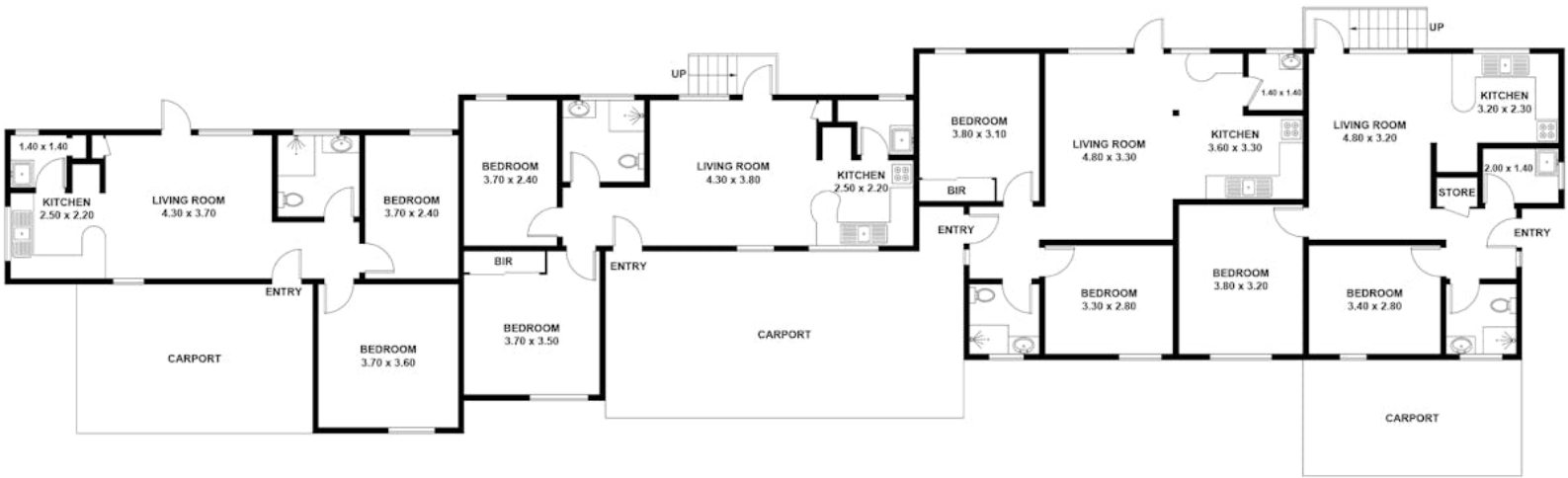
*approximately

- Land Area 1,076.00 square metre
- Bedrooms: 8
- Bathrooms: 4
- 4 car carport
- Floorboards









6 YALDARA CRES, COWRA
APPROXIMATE GROSS INTERNAL AREA = 230.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.