



Ready Made Investment Opportunity



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## 526 Yamba Road, Maclean

### By Negotiation

The opportunity to secure 4 residential units in one offering is rare. 526 Yamba Road Maclean, is one of these opportunities. Consisting of 4, completely renovated, permanently rented units, providing an immediate income stream returning better than money in the bank, this property is worth your time to investigate.

The property.

- Unit One: Stand alone Unit

One bedroom, one-bathroom, air conditioned, undercover car parking

- Unit Two

One bedroom, one-bathroom, air conditioned, undercover car parking

- Unit Three

One bedroom, one-bathroom, air conditioned, double lockup garage

- Unit Four

<b>Property ID:</b>	L23491625
<b>Property Type:</b>	BlockOfUnits
<b>Garages:</b>	3
<b>Carports:</b>	2
<b>Land Area:</b>	1214.0 sqm

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Top floor unit consisting of 3 bedrooms, one-bathroom, ducted air conditioning, lockup garage with

internal access

The property is in immaculate condition, having been completely renovated over the last two years with all the air conditioning units in as new condition.

This really is a property where the investment stacks up. Immediate income with low maintenance requirements as the work has already been completed.

The property is conveniently located between Yamba and Maclean, opposite an all-weather boat ramp giving you easy access to the Clarence River. This makes for a sought-after property for tenants, confirming the property's strong rental history.

With an income stream of \$78,000 per annum, determine your rate of return and submit your offer.

Ready made investment opportunities are hard to find and with a very healthy income stream, this property is sure to sell quickly

Call the team to arrange your private inspection