

## Smart Start to Your Portfolio



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### 9 Dibbs Street, Wellington

Sold for \$260,000 (Aug 27, 2025)

This property continues to offer solid value for investors seeking a home with a reliable rental history.

The home was modernised several years ago, with the photos reflecting its condition at that time. The current tenant has been in place since and the property shows signs of being a well-used, long-term residence. They are currently paying \$280 per week.

This home has an open plan kitchen, dining and lounge area, along with a contemporary style bathroom.

Two of the bedrooms open to attached alfresco areas, providing additional space and versatility.

Set on a 680m<sup>2</sup> block, there's potential to add a double garage (STCA) without compromising the backyard, leaving room for a vegetable patch or outdoor space.

This established tenancy makes it a straightforward choice for investors looking for immediate income and minimal fuss.

**Property ID:** L34651160

**Property Type:** House

**Open Parking:** 2

**Land Area:** 683.0 sqm

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- Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation. Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Prospective buyers are urged to rely on their own enquiries.