



**5 Johnston Bvd, Urraween**



**GREAT INVESTMENT GENERATING \$30,420 PER YEAR RENTAL INCOME = 7.5% ON A \$400,000 SPEND (EXPENSES TO BE DEDUCTED) SEPARATE ELECTRIC AND WATER METERS**

\* UNDER CONTRACT \*

ONE HOME AND ONE STUDIO ON ONE TITLE - PERFECT FOR TWO FAMILIES.

IDEAL INVESTMENT OR LIVE IN ONE AND RENT OUT THE OTHER.

Market Appraisal:

Front House Market Appraisal is \$225,000  
Rear Studio Market Approasial is \$170,000  
= \$395,000

POTENTIAL \$30,420.00 PER YEAR or \$585,00 PER WEEK.

Potential Rental Income:

Front Home at \$305 Per Week  
Rear Home at \$280 Per Week

5 2 3

<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	707
<b>Land Area</b>	1,000 m2

**AGENT DETAILS**

Tony Stephens - 041 66 99 000

**OFFICE DETAILS**

Real Blue Real Estate  
041 66 99 000



*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and*