

STONE

Gwandalan
Public School



16 Mornington Circuit Gwandalan, NSW

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BY APPOINTMENT ONLY - 16a & 16b Mornington Circuit - Dual Occupancy \$940 p/w Rental Return

Seize the opportunity to own a remarkable dual occupancy property, constructed in 2016, located in a prime position just a short stroll or drive from the serene Lake Macquarie. Situated on a 479sqm block on the high side of the street, this investment comprises two tenanted residences: a spacious 4-bedroom, 2-bathroom home with a garage, and a cozy 2-bedroom, 1-bathroom, also with its own garage. Both properties are currently leased, offering immediate rental income in a sought-after location known for its lifestyle and convenience.

- Dual occupancy investment on a 479sqm elevated block
- Front property: 4 bedrooms, 2 bathrooms, 1 garage
- Rear property: 2 bedrooms, 1 bathroom, 1 garage
- Both units currently leased, Front \$560 p/w, Lease expires 08/01/2025, Rear \$380 p/w, Lease expires 13/11/2024
- Private courtyards with large water tanks in both properties

Price: Under Contract
Council Rates: \$1,908.58/year (approx)
Water Rates: \$1,825.84/year (approx)



Brodie Gavan

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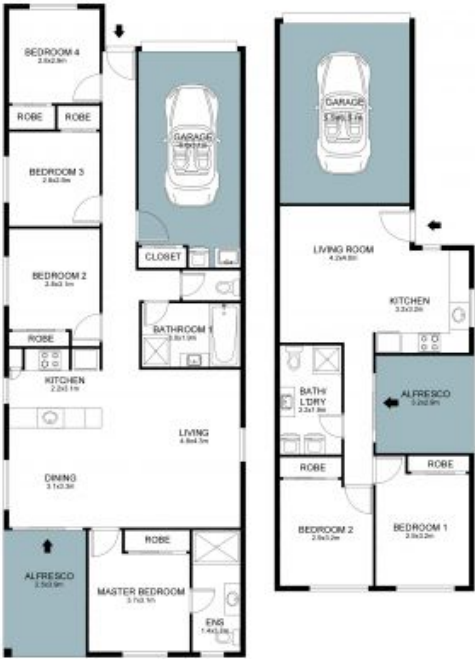
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Site Plan



Floor Plan