



6 Cross St, Guildford



## BLOCK OF 6 TOWNHOUSES TO BE SOLD IN ONE LINE

Rare opportunity to acquire this entire block of six (6) townhouses in one line of investment, with immediate rental growth possibilities, strata subdivision potential (STCA) and only seconds away from the thriving Guildford shopping centre and railway station.

Features include:

Large townhouses of 3 bedrooms , 2 bathrooms, separate lounge & dining.

Private courtyards and lock up garage.

Currently rented to long term tenants with growth potential.

Approx Gross Annual Return: \$152,000

Outgoings:

Water Rates: approx. \$ 7,128.00 p/a

Council Rates: approx. \$ 5,073.60 p/a

Land Tax: \$17,082.50 p/a

Insurance: \$ 4,235.00 p/a

 18  12  12

**Price**

**Property Type**

**Property ID**

**Land Area**

**SOLD**

residential

1744

1,670 m2

### AUCTION

Saturday 27 October, 3:45 PM

### AGENT DETAILS

Peter Pisani - 0419 411 513

### OFFICE DETAILS

Bankstown

366 Chapel Road Bankstown NSW

2200 Australia

02 9709 2399

**l.h.brown & co**

*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 rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*