



### 47 Newbridge Street, South Lismore FOR SALE



#### Investment Opportunity - Excellent Return on Investment

This beautifully renovated three bedroom home is brand new inside and represents an excellent investment opportunity. There is a tenant in place on a six month lease at a reduced rent. The property currently offers a yield of approx 5.5%, with the opportunity to achieve 6% when full rent is being collected. The property has the added benefit of having no maintenance required as all the appliances and fitout are new. The exterior of the home has been clad, further reducing maintenance costs.

With lovely hardwood floors and high ceilings, the home has a spacious feel. The kitchen has loads of bench and cupboard space and opens onto the rear deck which overlooks the backyard. A fantastic shed will suit the home handyman providing ample storage and there's rear lane access to the property giving ease of access to the shed and the level fenced yard. For convenience, a second toilet is located downstairs and the property is in close proximity to primary school, shops and transport.

Features of this lovely home are:

- \* Three bedrooms, separate lounge, large kitchen opening onto rear deck
- \* Three bay shed, rear lane access, large level fenced yard,
- \* Beautifully renovated, high ceilings, hardwood floors
- \* Air conditioned lounge room, ceiling fans throughout
- \* Lovely landscaped gardens, fenced yard

This property was impacted by the Feb 2022 flood event.

Cute home, beautifully renovated and there's a great shed!!

#### Features

- Solar Hot Water
- Floorboards
- 1 Living Area
- 1 Carport
- Deck
- Fully Fenced
- Air Conditioning



**Lyn Youngberry**  
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**Land size**

873.00 Sqm

**Council rates**

\$553 per qtr



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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.