



## 45 Brolgan Road, Parkes FOR SALE



### Investment Property For Sale

#### Property details:

- Location: 45 Brolgan Road, Parkes
- Type: 749sqm residential block, three-bedroom, one-bathroom
- Features: large powered 14m x 6m shed on a well-fenced property
- Improvements: freshly painted throughout, new flooring and window furnishings

#### Investment highlights:

- Current tenancy: 6-month lease in place
- Rental income: \$400 per week
- Annual rental yield: \$20,800

#### Advantages:

- Steady Income: The property is already tenanted, ensuring immediate rental income
- Potential for Growth: The sizable block offers opportunities for future development or enhancements
- Comforts: natural instant gas HWS, ducted evaporative cooling, one reverse cycle split system
- Move-in Ready: no improvements needed

Ideal property as there are no improvements to be done.

For more details or to arrange a viewing, please contact us at your earliest convenience. This property is a fantastic opportunity for investors looking to secure a reliable rental income with the potential for future growth.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

#### Features

- 1 Toilet
- Built-In Robes
- Dishwasher
- 1 Living Area
- Fully Fenced



**Sandra Tildsley**

Principal – Sandra Tildsley Property

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2 Open Spaces For Vehicles  
Outside Entertaining Area  
Shed  
Evaporative Cooling  
Split System A/C  
Split System Heating

**Land size**

749.00 Sqm



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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.