



NEWELL  
7 Andrews Street

3  2  2 

## DUPLEX in beautiful Newell Beach - 4.5% return

Owner Occupy, Holiday Let or Invest right here – this quaint duplex in Andrews Street, Newell Beach, could be your beachside retirement dream!

Located one street back from the beach, you can hear the waves from this charming property.

Unit 1:

- One air-conditioned bedroom with large built-in wardrobe
- One bathroom & laundry at rear
- Furnished
- Open plan with kitchen, dining & large lounge area
- Paved carport
- Small garden shed
- Currently vacant but advertising for rental \$270/wk


Unit 2:

- Two bedrooms
- One bathroom & laundry at rear

Property ID:	17322207
Property Type:	DuplexSemi-detached
Carports:	1
Open Parking:	1

### AGENT

**Charlie Madgwick**

 0408993228



charlie.madgwick@mossman.rh.com.au

- Rented unfurnished
- Undercover concreted carpark
- Excellent tenant paying \$230/wk; lease expiry August 2018

Both units have a small timber deck at the front of the property facing West, allowing you to enjoy magnificent sunsets over the mountains. The front gardens are very tidy & private with stones & paved pathways. Both units have polished floorboards throughout & brand new electric oven/cooktops.

The back yards are generous & grassed, separated by lattice/wire fencing, with established gardens providing good privacy.

There is a high demand for this type of rental property – with a great 4% to 5% return, what is there to think about?!

Please allow at least 24 hours to arrange viewings – Call Charlie on 0408 993 228