

FOR SALE \$597,000 EACH

CLASS 1B SHARED ACCOMMODATION RESIDENCES

1 AND 3 MURPHY CRS, TRARALGON.



1 & 2 Murphy Crescent, Traralgon



Listing Agent: Ted Addison 0427 512 378

5174 7111

61 Hotham Street, Traralgon

3 Murphy Cres. Class 1 B share house with 4 rooms.



Completed to turn key status - ready for tenants, (including 1 x disabled room).
Compliant to all building code requirements for shared accommodation.
In suite, split system heating/air, window blinds, floor and window coverings to each room.
+ Fridge, private courtyard, fitted clothes and storage cupboards, study desk, double bed.
Plus communal kitchen with fridge, cooker and lockers, solar water system, laundry, CCTV security
+ Completion due mid 2020



1st year rental of \$200+ per week per room guaranteed.
... equals over \$41,600 pa. yield on \$597,000.

No Land tax to pay with state government relief.
(<https://www.ato.gov.au/ato/content/landtax>)

BRAND NEW INVESTMENT 7% YIELD

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www.addisonrealestate.com.au

Price
Property Type
Property ID

\$597,000 each
commercial
2092

Agent Details

Ted Addison - 0427 512 378

Office Details

Traralgon
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