

**4 Namoi St, Narrabri, NSW 2390**

**Sold - \$170,000**

House  



### 3 x Cashflow Positive Units

4 Namoi Street, Narrabri is a low cost property with a high return. The investor owner must liquidate this asset urgently. Building inspection available for genuine purchasers.

Situated a convenient walking distance from Woolworth's, Narrabri Bowling Club, KFC, McDonald's and The Crossroads Hotel, it makes excellent worker accommodation required to meet the increasing local demand for rental property.

Features include:

\* One x Two bedroom apartment (Separate kitchen, living room, bathroom/laundry, separate toilet, built in wardrobe, private verandah)

\* Two x One bedroom apartments (Combined kitchen/living, bathroom, bedroom, separate access)

\* Current potential rental yield: \$510 per week (\$210 per week + \$160 per week + \$140 per week)

Please note unit 3 is now vacant and will remain so for ease of inspections during the sale period. Both one bedroom units are occupied.

\* Rates \$2686 per annum (approximately)

\* Refrigerated and split system air conditioning

**Open for Inspection**

By Appointment.

The seller is open to offers prior to auction and is determined to sell on or before auction day. Please contact Stuart for further details. 0488 923 988.

#### Listed By



Stuart Southwell  
Phone: (02) 6792 5566  
Mobile: 0488 923 988

