



**1-8/420 Kotthoff Street Lavington NSW**

16 8 8

It's not often such an outstanding opportunity presents itself to purchase a well located, rock solid investment property within 1km of the Lavington Shopping Centre.

Owner built, we are pleased to offer this property to the market for the first time. With current weekly rent of \$1370, you can expect to achieve a return of 7% to 8%.

Each unit features 2 bedrooms, combined laundry/bathroom with bath, open kitchen and living and separate dining. New Split System heating and cooling has recently been added to each unit making them very attractive to potential tenants and providing the opportunity to increase your return. Each unit also has an enclosed carport and yard.

There is scope to update each unit as they become available or leave as is.

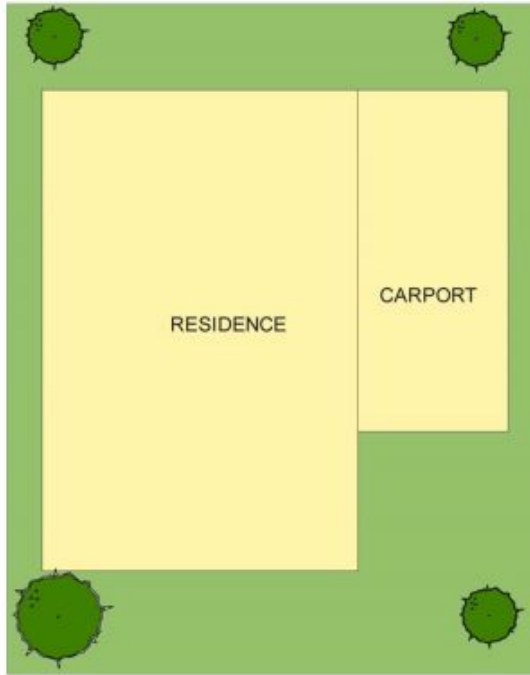
For sale now or by Auction at 11am on Saturday March 4th, don't miss your opportunity to secure this well located,

**Land Size** : 1749 sqm

**View** : <https://www.wodongarealestate.com.au/sale/nsw/murray-region/lavington/residential/block-of-units/5837079>



**Mark Rosevear**  
0260 561 888



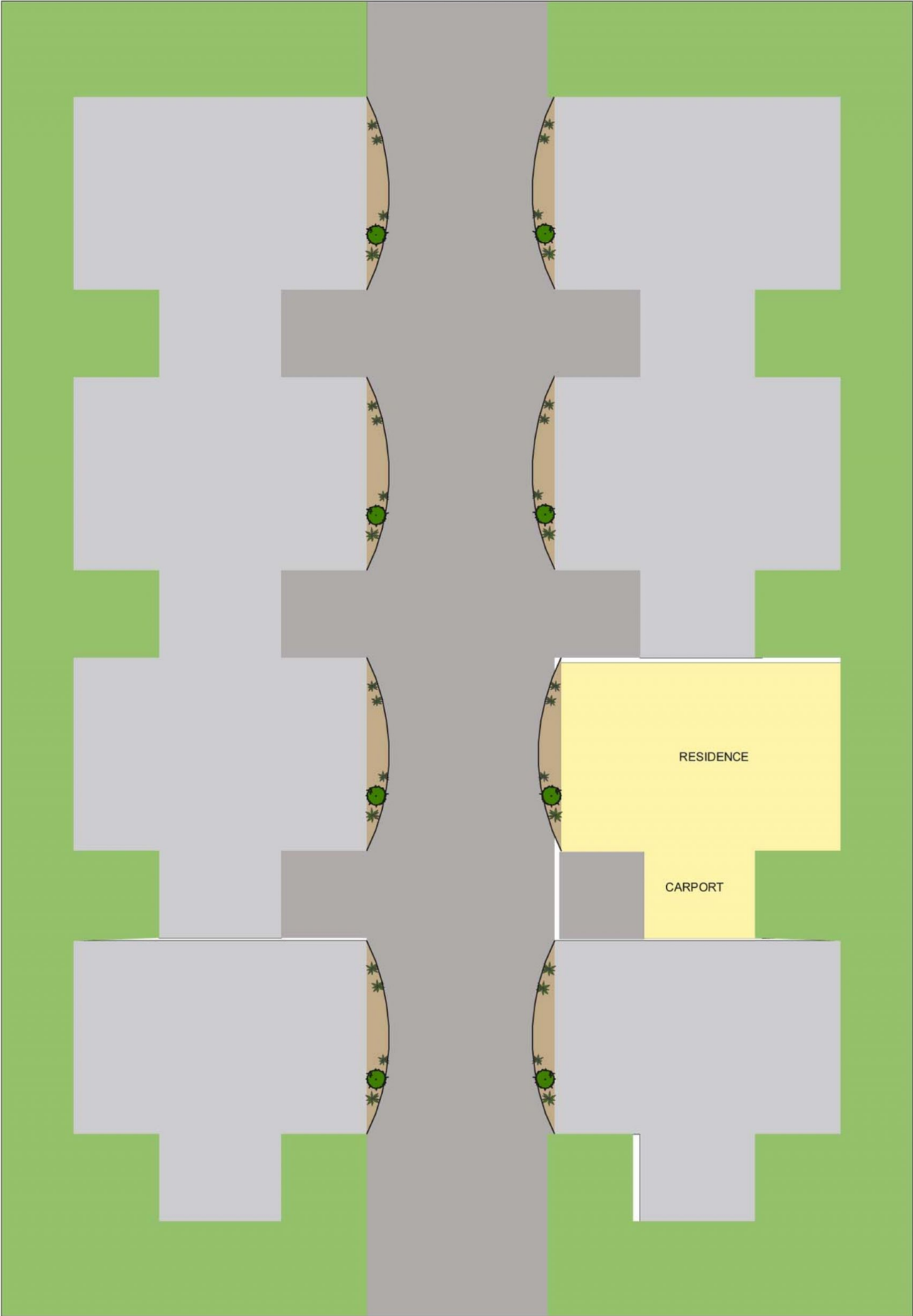
Scale in metres. Indicative only. Dimensions are approximate.  
 All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**AREA**

LIVING	: 85.00 sq.m
CARPORT	: 25.00 sq.m
<b>TOTAL</b>	<b>: 110.00 sq.m</b>



# 420 KOTTHOFF STREET



SITE PLAN