

32 Highway Ave, West Wollongong, NSW 2500

Sold - \$990,000

House 3  3  10 



## High Yielding Investment Property

Two Storey Brick and tile duplex consisting of

1. Downstairs - West Wollongong Early Learning Centre currently on a 5 x 5 yr lease at \$48,666 PA gross
2. Upstairs - 3 bedroom residence with private access, huge yard and large lock up garage which will return \$23,500 PA gross

Combined Gross Income of approx. \$72,000 or 7.8 % Gross ROI.

Also found on a 1745 sq mtr block with R2 Zoning , 22.9 mtr frontage and stormwater pickup at rear.

Excellent Opportunity for SMSF's or smart investors.

Contact Nick Logan 0418 420090

**Open for Inspection**

By Appointment.

### Listed By



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