



7 Buchanan Street, **Kandos**

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ONE FOR THE SMART INVESTOR

Grab your calculator and then your cheque book. Investment opportunities like these are a rare find, currently showing high returns with plenty of scope for higher yields.

It's a neat 2 bedroom cottage with a living space with wood heater, 1990's refurbished bathroom and kitchen, with a front and rear timber patio with attached carport showing a strong rental history with a return of \$200 a week.

Here's the bonus and future potential. This 1005m2 allotment only 1 block to the main shops of Kandos is already approved as a 2 block sub-division with the appropriate fencing already in place giving you a 2nd allotment ready for a new construction or relocation for additional rental potential.

The additional block offers a substantial older style shed and garage leaving only the house to build to more than double its existing income stream.

An excellent opportunity for the astute investor looking for a justifiable return on purchase price by taking advantage of its potential.

For more details or to arrange an inspection call First National Kandos Rylstone on 02 6379 1955, Geoff Bartlett 0413 488 188 or Sheree Mac an Tanaiste 0418 401 726.

1,040.46 sqm

\$215,000

ID# 11420100724



Geoff Bartlett
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