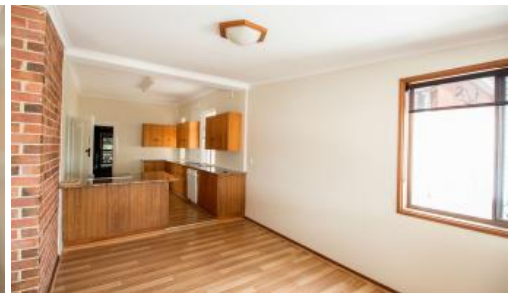




30-32 Otho Street, Inverell



## PRIME LOCATION IN INVERELL CBD

PROUDLY SOLD BY REX DALEY RDR MARCH 2016

Prime location in the heart of Inverells' CBD. Rare opportunity to secure sought-after Real Estate. Ideal investment, or live in the outstanding residence & enjoy the rental income from the commercial premises.

### COMMERCIAL:

Inverell Newsagent - Long established Commercial Tenancy.  
11m Frontage x 25m Depth of Shop area Plus 9m office/kitchen/storage.  
Fully ducted reverse cycle Air Conditioning. Rear Lane Access  
Term: 5 years Lease expires 2017 with 5 years option.  
Rental: \$620.00 Plus GST per week.

Outgoings: Landlord Pays: Rates, Insurance and Maintenance.

### RESIDENCE:

Large Federation Style Residence. 3 spacious bedrooms, 2 B/R's with Built in Wardrobes. Kitchen renovated 2 yrs ago, electric oven and hot plates. Family room, Formal Lounge/Dining room with open brick fire. Tiled bathroom and toilet. Enclosed front verandah. Large Back covered Barbeque area. 1 Garage. With Rear lane access.

The Residence is in excellent condition, quality W/W carpet, recently painted throughout.

Lease: 12 months to December 2016

Rental: \$260.00 pw

3 1 510 m2

|               |             |
|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 156         |
| Land Area     | 510 m2      |
| Floor Area    | 700 m2      |

### Agent Details

Wally Duff - 0427 546 146

### Office Details

RDR Real Estate  
24 Otho St Inverell, NSW, 2360  
Australia  
02 6722 5500



REAR LANE ACCESS

7% net return - Inspect today

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