

DERWENT



98 Hambledon Rd, The Ponds



DUAL STREET HOMES OR POSITIVELY GEARED INVESTMENT

Semi-detached **POSITIVELY GEARED** house at 98 Hamledon Rd, The Ponds which is on the market for **\$789,000**.

The following are the main features of the design and the project.

- The house comprises 5 bedrooms, 3.5 baths, and a single garage with one more car parking space in the driveway and is expected to be handed over as a full turnkey package by October 2019. See enclosed list of inclusions.
- Ground Floor comprising Bedroom 5 along with the Bathroom and Patio can be sublet for at least \$275 per week. This has a separate entrance from Brookfield St. The rest of the house comprising 4 bedrooms, 2.5 bathrooms (including a combined Laundry and Toilet on the Ground Floor) and one Garage has the potential to fetch a rent of \$550 per week. **The two rentals add up to \$825 per week which would make the property positively geared.**
- The Large room downstairs can be used for elderly parents or a home business with an office space like a dentist, accountant, architect



Price	\$789,000
Property Type	residential
Property ID	160
Land Area	200 m2
Floor Area	189 m2

Agent Details

Subodh Kode - 0450 548 466

Office Details

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