



209 Great Southern Road Bargo, NSW

 2  2

## Super Investment on 1208m<sup>2</sup>

PRICED TO SELL!! GROSS RENTAL RETURN \$40,000PA - ACT QUICKLY!

This is a great opportunity to invest in the rapidly expanding township of Bargo. Zoned B2 and consisting of 2 shops plus an immaculately renovated two bedroom residence with study all on a huge 1208m<sup>2</sup> level parcel of land. If you are looking to diversify your investment portfolio or buy in your superfund this could be the one you have been looking for.

The property is in a convenient location with plenty of exposure close to train station, shops and within three minutes drive to the freeway. All tenants are long term and this property represents excellent value and potential, will not last long on the market.

- Shop 1 office space 103.3sqm
- Shop 2 office space 50sqm
- Two bed home with study, polished flooring, great kitchen with open plan living/dining area
- Covered entertaining area at rear of home



**Trevor Ive**