



## Claudlands 16 Opoia Road

### HOME and TWO INCOMES?

**\$445,000**

Significantly reduced in price, this Claudlands property is only a short walk from the CBD, hospitality precinct and popular retail centres. The tidy 3 bedroom character house is tenanted but would also serve as an owner occupied property, with the benefit of two incomes a great way to start paying off a mortgage! Current income is \$625 per week - providing a very competitive gross return of 7.3%. The property sits on a high density zoned (RH) 877m2 section. A favoured location given the close proximity to popular schooling of all levels, this property is also a short stroll to Parana Park

**Web Ref**

**MU36**

**Campbell Scott AREINZ**

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