

FOR SALE



## 225-5 Bourton Road, Merrimac



**VERY RARE MULTI-UNIT PROPERTY ON OFFER (2 PROPERTIES ON ONE TITLE)  
OFFERING SOLID RETURNS & PEACE OF MIND INVESTING! 2 x VILLAS - BOTH  
CURRENTLY TENANTED**

**Price: \$105,000**

**View:**  
[remax.com.au/p  
details/21286600](https://remax.com.au/p/details/21286600)

**SEE BELOW BREAKDOWN FOR MORE DETAILS**

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**LOT 225/5 BOURTON RD MERRIMAC - OFFERS OVER \$210,000 (\$105+ EACH)**

**Taya Rich  
M 0410 689 590**

**INCOME & EXPENDITURE: Lot 225**

**Rental income: \$580 p/fn = \$15,080 x 2 = \$30,160.00 p/a**

**OUTGOINGS: approx**

**Council Rates: \$2400.00 per annum**

**Water Rates \$2100.00 per annum**

**General Expenses**

**\$1000 approx (500 per unit)**

**Body corp & cartaking levies: \$5770 - includes building insurance, public liability insurance, body corp  
management, admin/sinking fund levies (fees are tax deductible)**

**RE/MAX  
Regency, Robin**

**Rental management fees approx 8.25% if rental income (both units) \$2500.00**

**TOTAL OUTGOINGS: \$13,770.00**

**NET RETURN: \$16,390.00 (7.8% NET RETURN) on purchase of \$210,000**

**PLEASE NOTE: These approx only and based on last FY - we advise that all buyers do their own due  
diligence, rental manager fees based on 8.25% of rental income.**

**Virtual tour for villa 230 - <https://my.matterport.com/show/?m=WkvG7eMTPPx>**

**Virtual tour for villa 229 - <https://my.matterport.com/show/?m=UYbTHHaAPrA>**

**(You will need to cut and paste the links into your browser to view)**

**Each of the units are equipped with:**

**Lowset brick build, with separate lounge, bed and bathrooms - built 2006**

**One bedroom with, air conditioning, ceiling fans, built in robe and access to washing line and outside  
undercover terrace/patio**

**One bathroom - combined laundry with washer and dryer**

**Neat kitchenette with fridge and microwave**

**Lounge, and dining table with chairs (optional)**

**Security screens to all windows and doors**

**Smoke detectors (Level 1 Fire Safety rating)**

**Under offer**

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**ALSO LOT 5/5 BOURTON RD MERRIMAC - \$225,000 + OFFERS**

**3 x STUDIO UNITS - ALL CURRENTLY TENANTED**

**Lower floor, Brick Construction, Built 1993 (ROOMS 4-5-6 ON ONE TITLE)**

**Each of the units are partly furnished and equipped with: bedroom and ensuite**

<http://www.remaxgc.com.au/>

Each office independently owned and operated

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