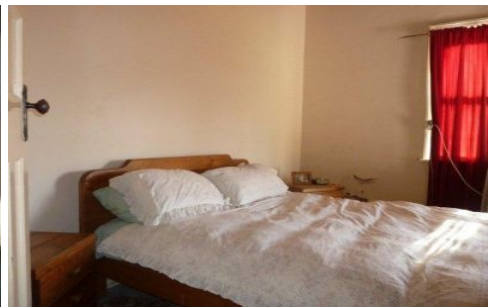


# Flemings



## 45 Marsden Street Boorowa NSW

BOOROWA  
Rare Investment Opportunity

Dual occupancy double brick building in excellent location on approximately 1000sqm 2 self contained units each including 2 bedrooms, living space, spacious kitchen and renovated bathrooms

One unit has slow combustion wood heating and both have side verandahs

This property presents a prime investment opportunity with both sides currently tenanted delivering good returns 5.7% on asking price

With some renovation these returns may increase there is room to value add

Dont miss this rare opportunity

4 🏠 2 🚿

Land Size : 1000 sqm

View : <https://www.flemingspropertyservices.com/sale/nsw/riverina/boorowa/residential/house/6595891>



**Justin Fleming**  
02 6385 3337