

183 Buff Point Ave, Buff Point, NSW 2262

Sold - 19/06/2020

House 6 3 2



Sold by LJ Hooker Toukley 4396 6999

This expansive 1,378 Sqm Block (approx) is beautifully nestled close to the pristine shores of Budgewoi Lake and features an over-sized four bedroom brick and tile home with the added bonus of an additional semi-detached two bedroom brick and tile Granny Flat. This stunning property is being offered to the Market for the first time in its existence and presents an extremely rare opportunity for all buyer types, put simply a must see!

Open for Inspection

By Appointment.

#### Main Home Features:

- Three large living/dining areas equipped with ceiling fans
- Four good-sized bedrooms with built-in wardrobes
- Neat and tidy kitchen with plenty of storage/cupboard space
- Two well-appointed and functional bathrooms
- Double lock up garage, plenty of yard space and drive through side access
- Large covered outdoor area, perfect for entertaining
- Potential Rental Return \$480 - \$510 per week (approx)

#### Granny Flat Features:

- Good sized living area with air conditioning
- Two good sized bedrooms, one with built-in wardrobe
- Functional kitchen with plenty of storage/cupboard space
- Well-appointed bathroom with combined laundry facilities
- Drive through side access and additional parking space
- Potential Rental Return \$320 - \$340 per week (approx)

#### General Features:

- Massive 1,378 Sqm Block (approx) and additional water tank
- Within direct walking distance to Budgewoi Lake

#### Listed By

Michael Dean



Floorplan

Internal 260m<sup>2</sup> External 1039m<sup>2</sup> Total 1299m<sup>2</sup>

6 x  3 x  2 x 

183 Buff Point Avenue, **Buff Point**



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.