

4230 Giinagay Way, Urunga, NSW 2455

Reduced - \$1,100,000

House 4  2  2 



## Solid Investment - Dual Income Potential

Positioned on the prominent corner of Giinagay Way and Newry Street, this elevated brick & colourbond residence presents a versatile opportunity in a highly convenient Urunga location. Flood-free and well positioned, it is a solid home that boasts enormous potential for those looking to enhance, invest or add value over time.

**Open for Inspection**

By Appointment.

A formal entry welcomes you inside, where high ceilings and a generous formal living room create an immediate feeling of openness. The home offers three well-proportioned bedrooms, all fitted with built-in robes, plus a separate study that could easily function as a small fourth bedroom if required.

The kitchen is neat and functional, complete with polished mixed hardwood flooring and a combined dining area that connects effortlessly to the rear sunroom, an ideal spot to enjoy year-round use as an additional relaxation space. A tidy original bathroom, internal laundry and second toilet add to the home's practical layout, while reverse-cycle air conditioning provides everyday comfort. A new Colourbond roof was installed in 2025.

A detached double lock-up garage provides excellent storage and secure parking, while the modern one-bedroom guest accommodation adds a valuable layer of flexibility. Featuring its own kitchen, built-in robe and reverse-cycle air conditioning, this space is well suited for extended family or even create an extra stream of income. The guest accommodation is currently tenanted and returning \$280 per week.

The property is ideal for investors seeking dual-income potential, as well as owner-occupiers wanting extra room to accommodate family members while maintaining privacy.

Conveniently located close to Urunga's amenities, schools and transport links, this property delivers a compelling blend of position, versatility and future potential.

### Additional information

- New colourbond roof 2025
- Rates:\$4,756.82 pa
- Rental Opinion whole: \$650-\$680 (whole)
- Rental Opinion separate: Main House - \$600-\$650 & Guest Accommodation - \$320-\$350
- Granny Flat tenanted returning \$280 per week

### Listed By

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