

25 Dolphin Ave, Hawks Nest, NSW 2324**Sold - 7/10/2020**Duplex 3  2  1 **Potential 5% Gross Return in Hawks Nest**

Completely renovated home, currently configured into 2 separate dwellings to maximise earning potential. Perfectly positioned between the Myall River, the Beaches and the Golf Course this property is located for easy access to the best Hawks Nest living has to offer. As is - this options are great. You can live in one and rent out the other; rent out both to permanent tenants for an estimated gross return of over 5%; rent one out and use the other as a holiday getaway; or convert it back into one dwelling if needed as a larger property. The property has been renovated to a contemporary and tasteful style that will appeal to all who inspect.

Open for Inspection

By Appointment.

The front unit is the largest of the two. Enter into an open plan living and dining area with timber floating floors and light bright spaces. The kitchen has high gloss cabinetry, with stone look laminate bench tops; a stunning tile splash-back and breakfast bar. A large window adds to the light and bright ambient which is a feature of this Hawks Nest property. There are two bedrooms both featuring generous built in robes. The bathroom has a semi frame-less shower, separate bath tub and the WC is separate for convenience. There is an internal laundry with large double linen pantry and a door leading to the yard and clothes line.

The second unit has a similar floor plan but on a slightly smaller scale. Open plan living and dining with the kitchen featuring a large pantry. The one bedroom is a good size, located at the rear overlooking the yard; and there is a combined laundry/bathroom. There are 2 clothes lines - one for each dwelling, and off street parking is available down both sides of the house. The single garage can be included with either duplex.

The block has 6 ft high timber paling fence at the rear, a single garage and off street parking for additional vehicles, boat or camper. Extras are numerous and include a large garden shed, Foxtel connection points, complete electrical re-wire and LED down lights, new fly screens throughout, and new slimline Venetian blinds.

Talk to your accountant about this one - holiday and income or the super fund.

The current owner has lovingly renovated the property and it is now time to move on. If you're looking at a home & income - call us for an inspection 02 4997 2554.

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