

15 Kathleen Morreau Rd, Niagara Park, NSW 2250

Sold - \$935,000

House 5 3 3



## CASHFLOW POSITIVE, DUAL OCCUPANCY PROPERTY ON A 1340M2 BLOCK

Take a look at this incredibly rare opportunity in an ultra-convenient locale. You are sure to be impressed by this positively geared, dual occupancy property sprawling over 1,340sqm! With an amazing combined rental return of \$820 per week, this property truly is one of a kind.

**Open for Inspection**

By Appointment.

Positioned in a private street centrally located near to the M1 Motorway, local shopping centres, Gosford CBD and only a short stroll to Niagara Park train station and bus stop. Sit back and watch your investment grow...

### Property Highlights:

- 15B is set out as a three bedroom, two bathroom home with a double lock-up, drive through garage.
- Neat and tidy kitchen with stainless steel appliances and gorgeous valley views.
- Main bathroom features bath, shower and separate toilet.
- Master suite with walk-in robe and tastefully renovated en-suite.
- Laundry with external access.
- Split system air-conditioning.
- Downlights and floorboards throughout.
- Stunning outdoor undercover entertaining area overlooking the picturesque, leafy surrounds with your very own pristine creek trickling through the very rear of the property.
- Excellent tenants paying \$470 per week.
- 15A is presented as a modern two bedroom, one bathroom, single lock-up garage.
- Spacious, open plan living room.
- Split system air-conditioning.
- Floorboards throughout.
- Step outside to the outdoor covered entertaining area which is very private and fully fenced.
- Excellent tenants paying \$350 per week.

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### Listed By

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