

**1 Sixth Avenue, Jannali, NSW 2226**



**House For Sale**

Wednesday, 20 March 2024

**1 Sixth Avenue, Jannali, NSW 2226**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 575 m2**

**Type: House**



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## Auction

Nestled in the vibrant heart of Jannali, this unique property presents a rare opportunity to own a three bedroom family home along with a fully self-contained two bedroom granny flat set on a generous corner block. Perfectly suited for multi-generational living, investment potential, or an additional income stream, this property promises comfort, convenience, and versatility.

**Main Residence Features:-** Light filled living and dining area with Samsung split system air conditioning.- Three well-proportioned bedrooms.- Spacious kitchen featuring double width granite benchtops, ample cupboard and bench space, quality Chef electric stovetop and Whirlpool oven.- Fully tiled family bathroom features large frameless shower with rainfall and handheld shower heads, mirrored cabinetry, and vanity with storage.- Separate sizeable multifunctional room, suitable for an additional family, rumpus or bedroom with sliding door access to rear yard.- Private and spacious north facing entertainers' deck with peaceful leafy outlook.- Convenient internal laundry with extra toilet.- Additional features: Floorboards throughout, well manicured gardens and large garden shed.

**Granny Flat Features:-** Spacious living area that flows out to the private, sunny courtyard.- Modern kitchen with ample cupboard space, quality appliances including Omega electric cooktop and Westinghouse oven, and double sink.- Two great sized bedrooms, main with mirrored built in robe.- Fully tiled bathroom features shower, mirrored cabinetry, laundry facilities and separate toilet.- Secure carport behind electronic gate.- Additional features: well manicured gardens, garden shed and Daikin split system air conditioning.

**Land Size: 575.4sqm Council Rate: \$622.20 per quarter Water Rate: \$171.41 + usage per quarter**