

**10 & 10a Charmhaven Avenue, Charmhaven, NSW  
2263**



**Sold House**

Tuesday, 5 September 2023

10 & 10a Charmhaven Avenue, Charmhaven, NSW 2263

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 563 m2**

**Type: House**



Danielle Foster  
0414268130

**\$775,000**

Welcome to your perfect real estate investment! This incredible property offers not one, but two fantastic rental opportunities. Both properties are currently occupied by long-term tenants, ensuring immediate returns on your investment. **Main House:** Step into a beautifully renovated 2-bedroom home that boasts a modern and stylish design. The updated kitchen and bathroom add a touch of luxury to this already impressive property. You'll love the timeless appeal of the timber flooring throughout, creating an inviting and warm atmosphere. The convenience of a carport ensures your tenants have easy access and protection for their vehicles. Plus, a spacious rear deck provides the perfect outdoor retreat for relaxation or entertaining guests. This home is the epitome of comfort and functionality, making it highly desirable for tenants. **Granny Flat:** Alongside the main house, discover a 5-year-old 2-bedroom granny flat that offers a modern and convenient living space. With open-plan design and contemporary features, this granny flat creates an inviting atmosphere for tenants. The open-planned living area seamlessly combines the lounge, dining, and kitchen spaces, making it perfect for modern living. Just like the main house, a carport is included for hassle-free parking, and a rear decking area offers an ideal outdoor setting for leisure and relaxation. Tenants will appreciate the close proximity to Budgewoi Lake, shopping centre, and public transport, making this location highly desirable. **Location:** Situated close to Budgewoi Lake, this property enjoys a picturesque and tranquil setting. Tenants will have easy access to nature, with breathtaking lake views and peaceful surroundings just moments away. The convenience of nearby shopping centre's ensures that daily necessities and amenities are within easy reach. Public transport options in the vicinity make commuting a breeze, providing tenants with seamless connectivity. With two properties already occupied by long-term tenants, you can start earning a steady rental income from day one. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, The Wiseberry Heritage Group, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.