

# 11 Cavalier Parade, Bomaderry, NSW 2541



## Sold House

Tuesday, 26 March 2024

11 Cavalier Parade, Bomaderry, NSW 2541

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 995 m2

Type: House



Christine Hunt

## Contact agent

This South Coast property has potential plus! Two homes on the one block! Two houses for the price of one! How often does this opportunity present itself!? Situated on a large 954.5 m<sup>2</sup> corner block of land this property has unique dual occupancy opportunity. Two generously proportioned brick and tiled homes (granny flat/unit and main house) each have their separate access, off street parking bays and lock up garaging. The options are endless with this property. Live in one home and rent the other for extra income. Rent both to maximize your return. Live in the granny flat/unit while renovating the other. Renovated to flip on completion. This property would work perfectly if you have extended family needing to live with you. The extended family or adult children could live comfortably in their own separate home/unit. Giving everyone their independence and privacy. The main house is landscaped with mature native trees and shrubs providing privacy from the roadside. This home is deceptive in size from the kerb, consisting of four bedrooms, two bathrooms- ensuite and the main bathroom is a convenient three way style, three living areas, front verandah and an enclosed Veranda/ sunroom space and a spacious double garage with works space area and built in storage cupboards. The second dwelling is an approximate 177 m<sup>2</sup> self-contained unit/granny flat. Currently set up as a one bedroom, one bathroom and plan, kitchen, dining, and lounge room. Laundry and adjoining utility room. However, the house plans show originally designed to be a two-bedroom unit. The space was allocated but not implemented at the time. Easy to rectify and convert to the by adding a wall and door access from the hall. Additionally, the unit has the benefit of its own tandem garage. Large enough and currently set up as a single garage, workshop, and work bench. This South Coast dual occupancy property is located a short distance to major shopping centre, city railway, private and public pool, high schools and primary schools, and other shopping precinct. 10 minute drive to Berry, Shoalhaven River, Nowra golf course under 2 hours to south of Sydney. Don't miss the opportunity! Contact Christine today to arrange an inspection! (Note: Inspection requirements 48 hours advance notice required)