

**11 Joan Street, Forresters Beach, NSW 2260**



**House For Sale**

Wednesday, 12 June 2024

**11 Joan Street, Forresters Beach, NSW 2260**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1163 m2**

**Type: House**



Peter Moran  
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## **Guide \$1,400,000**

Free standing house and separate granny flat, both leased with long-term tenants, set on a huge 1163sqm block, just moments from the beach. If you are looking for lucrative investment property with further potential for capital gain, this is a must to consider. Comprising a three-bedroom home at the front, currently leased for \$520pw (increasing to \$560pw), and an approved, modern two-bedroom granny flat at the rear, currently leased for \$420pw (increasing to \$450pw). With the advantage of occupying such a huge block, both the house and granny flat benefit from large yard space that offers excellent outdoor options and additional privacy that separates the two. This also allows potential options later for in-law accommodation where relatives can live close by yet live apart or ideal Air B'n'B situation. Highly sought-after location, being a quiet street, and only a two-minute drive to the beach, and a ten-minute walk to an array of cafes and boutique shops. This is so unique. It's one of a kind delivering double income, with double potential, so don't miss this. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Ray White Long Jetty does not make any representation as to the accuracy 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.