

**11 Kanimbla Dve, Salamander Bay, NSW 2317**

**Raine&Horne.**

**House For Sale**

Thursday, 4 January 2024

11 Kanimbla Dve, Salamander Bay, NSW 2317

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 780 m2**

**Type: House**



Bonnie Rosendaal  
0429941604



Jake Rosendaal  
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## For Sale \$985,000

This lovely home boasts 4 bedrooms, 2 bathrooms, and a modern interior, providing a comfortable and harmonious living experience. Situated on a 780m<sup>2</sup> block, the property features a spacious layout with an open-plan living area that welcomes ample natural light and offers scenic views of the surrounding trees through most windows. The split-level design effectively separates the master bedroom from the guest bedrooms, providing privacy and a well-organized living space. The outdoor area is perfect for entertaining, featuring a paved alfresco space that seamlessly connects to a large grassed tiered backyard. The expansive yard provides opportunities for various outdoor activities, from playing with the kids to hosting barbecues, and even offers the potential for a swimming pool, subject to council approval (STCA). Located in the highly sought-after suburb of Salamander Bay, this property combines convenience with tranquility. Residents can enjoy proximity to amenities such as shopping centers, schools, parks, and pristine beaches. Currently leased until October 2024, the property generates a rental income of \$550.00 per week from long-term, blue-chip tenants. This home presents an excellent opportunity for those seeking a modern, comfortable lifestyle in a desirable location with the added benefit of a reliable rental income. Every care has been taken to verify the accuracy of the information contained in this advertising copy, but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.