

# 1&2/15 Lakeview Street, Boolaroo, NSW 2284

## Sold Duplex/Semi-detached

Friday, 8 March 2024

1&2/15 Lakeview Street, Boolaroo, NSW 2284

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 570 m2

Type:

Duplex/Semi-detached



Troy Duncan  
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**\$830,000**

Welcome to your golden opportunity for dual income with this remarkable property! Nestled in the serene neighborhood of Boolaroo on a 570m<sup>2</sup> block, this spacious house boasts versatility and value, presenting an enticing option for investors or multi-generational families.

**Dual Income Potential** - Two fully equipped living spaces under one roof, offering the flexibility for rental income, accommodating extended family, or hosting guests with privacy.

**Generous Space** - Enjoy a total of 4 bedrooms, 2 bathrooms, and 2 kitchens spread across both units, providing ample room for comfortable living.

**Relax and entertain** in the spacious backyard, perfect for outdoor gatherings, gardening, or simply unwinding in the fresh air.

**Double Carport** - The oversized double carport ensures your vehicles are safe all throughout the year.

**Location Highlights** - Conveniently located near schools, shopping centers, Costco and Bunnings, dining options, and recreational facilities, this property offers easy access to essential amenities while maintaining a peaceful residential atmosphere.

With the beautiful Lake Macquarie just a short 5-minute drive, you'll relish in the lakeside lifestyle this property has to offer.

**Key Features:** Water Rates approx. \$205 per Quarter Land Rates approx. \$410.10 Per Quarter Unit 1 is currently returning \$310 Per Week to a long-standing tenant on a week-to-week basis but could easily obtain \$475 per week in the current market. Unit 2 is currently returning \$400 Per Week on a week-to-week basis and could also obtain \$475 per week in the current market. Potential Rental Return Combined \$950 Per Week. Both units are individually under strata allowing you to avoid paying strata fees due to each home being it's own separate entity. You also have the option to keep one, rent one or sell each as you desire. Whether you're seeking a lucrative investment opportunity or a versatile living arrangement, this dual income property ticks all the boxes. Don't miss out on the chance to make this your next smart investment or dream home. Schedule a viewing today and seize the opportunity!

For further information contact the local area's first choice for real estate Troy Duncan on 4950 8555 First National Real Estate Lake Macquarie are your local experts for the Lake Macquarie and Newcastle area, we proudly market this home and are always looking for more homes to sell. If you would like honest, expert advice to achieve excellent results, call us on 4950 8555 to discuss your home.

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