

144 McMahons Road, North Nowra, NSW 2541

Raine&Horne.

Sold House

Friday, 11 August 2023

144 McMahons Road, North Nowra, NSW 2541

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 886 m2

Type: House



Benji Ward

0244234600

\$817,000

Two properties on one title, located in the desirable North Nowra area. Offering a three-bedroom house and an impressive detached secondary dwelling, this unique offering is a haven of versatility, ensuring a dual income stream for astute investors or the perfect blend of space and income for those seeking a home for their family and extended family.

Dual Income Potential: Unlock the potential of this property and reap the rewards of a dual income stream. Whether you're a savvy investor looking to maximize returns or a first-time buyer seeking a smart financial strategy, this opportunity allows you to occupy the main house while generating income from the secondary dwelling. Imagine reducing your mortgage repayments while living in your new home!

The Main House: Offering three bedrooms, one-bathroom, single lock-up garage and a detached four-car Colourbond garage. A lounge room adorned with a slow combustion fireplace and air conditioning, ensuring year-round comfort. The large timber kitchen provides an abundance of space for an in-kitchen dining table, while the bedrooms showcase built-in robes. A covered entertaining area at the rear extends your living space overlooking the back yard. Plus, the secure fencing enhances privacy and security for your peace of mind.

The Secondary Dwelling: Known as 4 Devlin Avenue, constructed in 2020. This modern secondary dwelling offers a separate address whilst being on one title. Having 2 bedrooms with built-in robes, a well-appointed bathroom, and a well-designed kitchen flowing into the lounge room. Stainless steel appliances, gas cooking, and air conditioning complete the modern living experience. Step onto the front veranda and bask in the warm afternoon sun, overlooking the easy-care front and side yard.

Convenient Location: Situated at the far end of McMahons Road, this property offers a convenient lifestyle. With proximity to local schools, North Nowra Shopping Centre & Medical Centre, parks, Shoalhaven Zoo, golf course, and the serene Shoalhaven River.

- Land Size: 886m²
- Zoning: R2 Low density Residential
- Potential Rental Return \$900.00 to \$950.00 per week
- Council Rates: \$2,067.21
- Water Rates: \$1,044.00

Discover the potential options of this dual income opportunity and secure your financial future today. Contact Benji Ward on 0422 492 010 or email benji.ward@nowra.rh.com.