

**15 & 15a Kamilaroo Avenue, Lake Munmorah, NSW  
2259**

**Raine&Horne.**

**House For Sale**

Tuesday, 7 May 2024

15 & 15a Kamilaroo Avenue, Lake Munmorah, NSW 2259

**Bedrooms: 5**

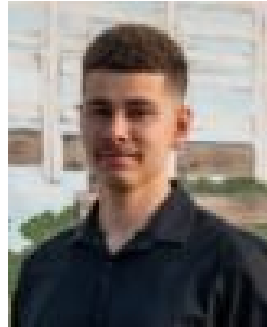
**Bathrooms: 2**

**Area: 733 m2**

**Type: House**



Matt Rogers



Nick Hinchliffe  
0451098173

## Guide \$800,000 - \$850,000

Discover this robust investment opportunity or the perfect split for your extended family in the prime location of Lake Munmorah. Positioned close to a boat ramp, public transport, schools, shopping and much more making it ideal for everyone. Featuring a multi living situation with the front house boasting three bedrooms one with a built in robe, one bathroom, open plan living with a covered verandah at the back. At the rear of the block you will find a granny flat possessing two bedrooms both with built in robes, one bathroom, open living and kitchen area with its own private deck at the rear. Coming complete with great tenants wanting to stay on and paying a combined \$830 per week, this is an opportunity you cannot turn your head away from. • Three bedroom main house with two bedroom granny flat • Combined rental return of \$830 per week • Air conditioning to both properties • Separately metered and fenced • Approximately 240m to boat ramp Land Size - 733 sqm approx. Council Rates - \$1,777.21 p/a approx. Water Rates - \$994.02 p/a approx. Combined Rental - \$830 p/w approx. \*E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested parties should rely on their own enquiries\*