

153-155 Kanahooka Road, Kanahooka, NSW 2530



Sold House

Friday, 27 October 2023

153-155 Kanahooka Road, Kanahooka, NSW 2530

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1226 m2

Type: House



Daniel Kostovski

0402037940

\$1,150,000

Located in the lakeside suburb of Kanahooka this unique & diverse property has a multitude of different development opportunities. The property consists of two separately titled 630m² blocks of land with a 3 bedroom house & another 2 bedroom cottage. Both properties are currently rented with a combined annual income of \$54,340 with scope to further increase. Development opportunities (STCA)* Further renovate and sit on your excellent rent return * 4-5 lot townhouse development * 2 x dual occupancies* Knock down the 3 bedroom house and leave yourself with a vacate 613m² block to develop & another 613m² block with the existing 2 bedroom cottage & room to build another dwelling at the front. Rents: 3 bedroom house - \$555 per week 2 bedroom Cottage - \$490 per week Combined annual Income - \$54,340 Areas: Total Land Size - 1226m² Individual block sizes - 613m² Street Frontage - 24.38m Internal of 3 bedroom house - 85m² Internal of 2 bedroom cottage - 58m² Balcony on 2 bedroom cottage - 14m² Outgoings: Council Rates: \$747.17 per quarter Water Rates: \$173.29 per quarter The property is presented by Rise Property Group, for further information please contact Daniel Kostovski 0402 037 940. Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Rise Property Group makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only, for marketing purposes.