

16 Mornington Circuit, Gwandalan, NSW 2259

House For Sale

Thursday, 4 April 2024

STONE

16 Mornington Circuit, Gwandalan, NSW 2259

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 479 m2

Type: House



Brodie Gavan
0481333544



Tracy Gavan
0243971000

\$950,000 - \$990,000

Seize the opportunity to own a remarkable dual occupancy property, constructed in 2016, located in a prime position just a short stroll or drive from the serene Lake Macquarie. Situated on a 479sqm block on the high side of the street, this investment comprises two tenanted residences: a spacious 4-bedroom, 2-bathroom home with a garage, and a cozy 2-bedroom, 1-bathroom, also with its own garage. Both properties are currently leased, offering immediate rental income in a sought-after location known for its lifestyle and convenience. Enjoy the ease of being moments away from essential amenities, including shops, supermarkets, transport links, a local club, pristine beaches, and easy access to the M1 Motorway. This dual property not only promises a steady investment return but also positions you in the heart of one of the area's most desirable locales, perfect for tenants seeking both tranquillity and accessibility. Separate electricity and has a separate water flow meter, NBN & Gas.- Dual occupancy investment on a 479sqm elevated block- Front property: 4 bedrooms, 2 bathrooms, 1 garage- Rear property: 2 bedrooms, 1 bathroom, 1 garage- Both units currently leased, Front \$560 p/w, Lease expires 08/01/2025, Rear \$380 p/w, Lease expires 13/11/2024- Built in 2016, offering modern living spaces, Split system air conditioning in both properties for comfort- Internal laundry facilities in each unit for convenience, Open plan living in both- Private courtyards with large water tanks in both properties- Close proximity to shops, supermarket, local transport options, Club, beaches and a swift M1 Motorway access