

18 Maurie Avenue, Warners Bay, NSW 2282

House For Sale

Wednesday, 20 March 2024



18 Maurie Avenue, Warners Bay, NSW 2282

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 556 m2

Type: House



Kathleen Matinlassi



Sydney Matinlassi
0407019998

\$910,000 to \$950,000

Are you searching for a unique property opportunity in a prime, sought-after location? Welcome to 18 Maurie Avenue, Warners Bay - a remarkable offering that presents not one, but two homes on a single 556 sqm block, nestled in the heart of the vibrant Warners Bay community. This is your chance to enjoy the best of both worlds: the tranquility of a quiet street and the convenience of living just a stroll away from schools and the picturesque lakefront.

Front Residence: Immerse yourself in the charm of the original 3-bedroom home, boasting off-road parking, west-facing windows for those glorious sunsets, and a cozy kitchen leading to a private, fenced backyard equipped with lush grass and a perfect BBQ area for those family gatherings. Current rental return \$370 per week.

Back Residence: Venture further down the driveway to discover the newer 2-bedroom abode, approximately 10 years young, featuring a spacious open kitchen, generous living space, and its own secluded grassy yard. Enjoy the serene view of the reserve right at your backyard, offering a peaceful retreat from the hustle and bustle. Current rental return \$360 per week.

Both homes offer distinct living spaces, ideal for investors looking to secure a dual-income property, multi-generational families seeking space and privacy, or those with an eye for future redevelopment opportunities. Situated in the delightful Warners Bay area, enjoy easy, level walks to the lake, ensuring a lifestyle filled with leisure and relaxation. Despite its peaceful setting, you're never too far from the action, with all the amenities of Warners Bay just moments away. This property comes with the added advantage of current tenancy, making it a ready-made investment opportunity. Alternatively, envision your future here, whether it's a rebuild project or creating a home for your extended family. Seize this rare opportunity before it's gone. This property is exclusively for sale without the uncertainty of an auction, ensuring a straightforward path to claiming your slice of Warners Bay.

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.