

**2 Old Bass Point Road, Shellharbour, NSW 2529**



**House For Sale**

Wednesday, 24 April 2024

2 Old Bass Point Road, Shellharbour, NSW 2529

**Bedrooms: 6**

**Bathrooms: 3**

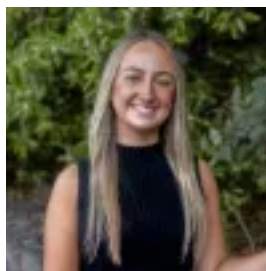
**Parkings: 3**

**Area: 680 m2**

**Type: House**



Alex Cockcroft  
0242965233



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0242965233

## **Auction - Unless Sold Prior**

-Prime Real Estate Position-Perfect family home site or investment portfolio addition-Excellent professional practice site  
STCA -Dual Occupancy - Rental Return \$1,080 per week-Location Location Location Welcome to 2 Old Bass Point Road, where investment dreams come true! This property offers the perfect opportunity with dual occupancy featuring two separate dwellings, ensuring a steady rental income.The main dwelling features four bedrooms, each with built-in wardrobes. The main bedroom includes an ensuite and 2x BIW. Inside, a spacious L-shaped lounge area provides a comfortable living space, while the kitchen and dining area offer modern convenience. Outside, the backyard provides ample space with lush grass, perfect for pets and kids to play. A double garage, accessible via Addison Street, adds further convenience, with the front door and extra driveway (off road) parking accessed via Old Bass Point Road.The granny flat comprises two bedrooms, one bathroom, an open kitchen, dining, and lounge area. Similar to the main dwelling, it also boasts ample backyard space with grass, providing a comfortable and private living environment.Situated in a prime position offering a gateway to Shellharbour Village and Shell Cove Marina. This location enables coastal lifestyle with easy access to beaches, cafes, restaurants, and shops.Live in one, rent one out, or put a relative in the other, or rent all out to capitalise on such a good return. The opportunities are endless. Don't miss out on this fantastic investment opportunity. To register your interest, contact Alex Cockcroft of 0427 785 000.Total Rental Return: \$1,080.00 per weekMain Dwelling: \$620.00 per weekGranny Flat: \$460.00 per week