

**203 River Avenue, Carramar, NSW 2163**



**House For Sale**

Wednesday, 12 June 2024

203 River Avenue, Carramar, NSW 2163

**Bedrooms: 5**

**Bathrooms: 3**

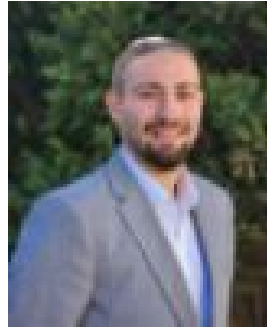
**Parkings: 2**

**Area: 613 m2**

**Type: House**



Johnny Nguyen  
0433227544



Sebastian Martinez  
0423247216

## **Auction Unless Sold Prior**

An Incredible opportunity to secure a dual occupancy/income property with duplex potential. The main residence is a beautifully renovated 3 bedroom home that showcases a modern & practical layout and is currently rented to fantastic tenants. The secondary dwelling is a modern & low-maintenance 2 bedroom retreat (studio) with a separate entry. This dual-occupancy property enjoys a convenient setting, positioned in a quiet location only a short distance to all major amenities such as local shops, schools, public transport & recreational venues. Land dimensions 20.12m X 30.48m = 613m<sup>2</sup>. Potential rental return of \$1,000 per week. Perfect for a savvy investor/developer looking to add to their portfolio or redevelop 2 x stunning duplexes. Main residence- 3 bedrooms with built-ins- Spacious living areas- Modern kitchen with stone bench top and electric cooking- 2 Bright Bathrooms - Internal laundry and low maintenance backyard. Modern retreat/studio- Separate access- 2 bedrooms both with mirrored built-ins- Modern and spacious bathroom- Split system AC throughout. Whether you're an astute investor or a family looking to move in don't miss out on this fantastic opportunity to secure 2 dwellings under 1 title. J Nguyen Property believe that all information provided/contained herein be true and correct to the best of our ability and in no way misleading. Purchasers however are all advised to carry out their own enquiries and relevant searches.