

**22 Perouse Avenue, San Remo, NSW 2262**



**House For Sale**

Thursday, 18 April 2024

22 Perouse Avenue, San Remo, NSW 2262

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 784 m2**

**Type: House**



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## **Price on request**

Discover an exceptional investment opportunity in a tranquil enclave. Nestled in a quiet and lush pocket, mere moments from the water's edge of Budgewoi Lake, pristine beaches, and local conveniences, this property boasts a three bedroom house alongside a new two bedroom granny flat. Secure strong rental returns and seize a robust investment with this appealing duo already with an established rental income stream.- Currently generating a return over \$1,000 per week with reliable tenants- Front house features open plan living/dining area with natural light- Sleek renovated kitchen featuring a breakfast bar and ample cabinetry- Generous bedrooms, each equipped with built-in robes- Lock-up single garage with drive thru access alfresco area- Large under cover entertaining area plus fully fenced grassed area - Back house is an impressive and modern two bedroom granny flat- Bright and airy open plan living space with contemporary design- Combined bathroom and laundry, fenced yard for privacy- Less than 550 metres to lake access and boat ramp and local shops

**KEY DETAILS:**Council Rates \$1,837pa  
Water Rates \$994pa