

249 Avoca Drive, Green Point, NSW 2251

House For Sale

Tuesday, 7 May 2024



249 Avoca Drive, Green Point, NSW 2251

Bedrooms: 5

Bathrooms: 4

Parkings: 5

Area: 797 m2

Type: House



Blake Stretton
0432041211



Reece Hillier
0402353164

\$1,680,000

Unlock the potential of this unique property, perfectly blending two distinct residences within a single structure, set on a 797m² block with enchanting filtered water views. Ideal for investors seeking a lucrative opportunity, multi-generational families, or those requiring a balance between residential comfort and business visibility on a main road. Enjoy a mere stroll to the stunning Brisbane Waters, where style meets practicality in this duplex-style dwelling.

Residence 1: Boasts three well-appointed bedrooms and two bathrooms, offering privacy and top-notch facilities. Equipped with four split-system air conditioners and soundproof double glazing on all upstairs windows, this home is a haven of tranquillity. The contemporary open-plan area combines living and dining spaces, highlighted by an ultra-modern kitchen with natural gas, stainless steel appliances, and stone benchtops. Additional luxuries include a walk-in and built-in robes, a rear deck with a BBQ area, a private backyard, a double remote-controlled garage, and extra storage space.

Residence 2: Features two large bedrooms, each with its own ensuite and built-in wardrobes. High-raked ceilings enhance the open-plan living area, alongside a modern kitchen equipped with stone benchtops and a gas cooktop. The outdoor area includes a rear deck with a BBQ and gazebo, plus a double garage with additional storage.

Each residence ensures substantial privacy and functionality. The property includes ample off-street parking for six vehicles, with extra space suitable for a carport, ideal for a trailer or boat. Offering a potential rental income of over \$1,300 per week, this property stands as a distinguished investment choice with a projected yield of 4.24%.

Convenience is at your doorstep, with a bus stop at your door. The home is ideally located near Green Point Christian College, Green Point Shopping Village, Aldi Supermarket, and the Orana Street boat ramp. Erina Fair Shopping Centre, local schools, Gosford CBD, the M1 Motorway, and local beaches are all just a short drive away.

Email us today for a detailed property eBook with further information and documentation. If you don't receive a response within 60 seconds, please check your junk mail!

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure accuracy, Gittoes Leaders In Property does not make any representation as to the accuracy of the information contained in the advertisement. Gittoes Leaders In Property does not accept any responsibility or liability and recommends that any client conduct their own investigations and enquiries. All images are indicative of the property only.