

# 249 Main Road, Cardiff, NSW 2285

CENTURY 21  
Novocastrian

## House For Sale

Thursday, 28 March 2024

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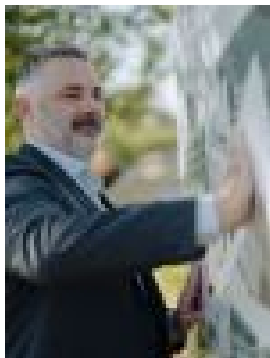
Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 436 m<sup>2</sup>

Type: House



Robert Russell

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**\$890,000 to \$930,000**

Calling all astute buyers. Excellent opportunity exists for dual income potential, semi-detached separate living for income generation to help subsidise mortgage or the perfect teenage pad, choice is yours! High grade fit out through the property is evident the moment you walk through the door! Beautifully decorated and designed bedrooms all possess their own independent personality. The kitchen is to absolutely die for as the below specification lists highlight. Expansive covered alfresco possesses elevated outlook toward Mt Sugarloaf and greenbelt in the distance. Positionally, you are extremely convenient to Cardiff train station, local schooling and major shopping centre plus Cardiff CBD. Estimated rental returns are very positive with the main 3-bedroom residence possessing an estimated return of \$600 to \$650 per week, in conjunction with the 1 bedroom abode returning an estimated return of \$350 to \$380 per week. Additional bonus of off street parking for multiple vehicles also. Specifications for Unit 1 - New windows to all rooms except bedroom 3 - Blackbutt timber decking - Quantum Quartz Stone Benchtop and table - Mitsubishi AP series air-conditioning 7kw - LG 14 place quadwash Dishwasher - stainless steel- 900mm Westinghouse pyrolytic oven with airfry - Stainless Steel- Westinghouse 71cm Integrated Rangehood - Stainless Steel- 900mm Westinghouse 4 zone Induction cooktop with boil protect- ABI Interiors henley double fluted farmhouse sink - Ceiling fans to all bedrooms, living room and 2 fans on deck- Hybrid flooring in living/kitchen/dining Specifications for Unit 2 - Mitsubishi AP series air-conditioning 3.5kw- Ceiling fans to bedroom and living room - Oven Other notes- The property has a shared laundry under the house - The 2 units are metered separately for electricity Zoning: R3 Medium Density Residential Land Area: 436sqm approx Council: Lake Macquarie Land Rates: \$2470pa approx Water Rates: \$909pa approx