

# 3 & 3a Merro Close, Lake Haven, NSW 2263



## House For Sale

Wednesday, 8 May 2024

3 & 3a Merro Close, Lake Haven, NSW 2263

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 823 m2

Type: House



Lachlan Peters  
0243532200



David Peters  
0243532200

## Price Guide \$1,100,000 - \$1,150,000

In addition to the 4 Bedroom main residence, this property boasts a Separate 2 Bedroom, Air-conditioned Granny Flat. Perfect for accommodating guests, extended family, or even generating rental income, it provides flexibility and versatility to suit your lifestyle needs. Two potential rental returns that could be bringing in over \$1000 per week. The 2-bedroom granny flat is currently tenanted achieving \$390 per week, and the 4-bedroom, 2-bathroom double garage property has a potential to achieve up to \$650 per week. The main dwelling has just been freshly renovated, including new paint, flooring throughout and a new dishwasher and kitchen benchtop. Coming equipped with 4 Bedrooms all with built ins, ceiling fans, built ins and Split System Air Conditioning, the main dwelling is ready to be moved into by the new owner or prospective tenant, with nothing further to do! It has a grassed area for pets, and a sizeable undercover entertaining area, plenty of room for a bbq or just for enjoying with the kids. This also practically gives undercover ``internal access`` from the garage. Situated mere minutes' walk away from Lake Haven Shopping Centre, and a short drive to local schools, and public transport hubs, your daily errands and commutes will be a breeze. Don't miss out on this incredible opportunity to bolster your investment portfolio or to make this truly fantastic property your new home.