

3 & 3a Wynyard Street, Buff Point, NSW 2262



Sold House

Saturday, 2 September 2023

3 & 3a Wynyard Street, Buff Point, NSW 2262

Bedrooms: 7

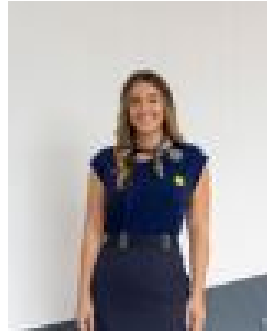
Bathrooms: 3

Parkings: 2

Type: House



Matthew Thompson
0243909094



Rachel Bell
0424380813

\$930,000

The perfect addition to your investment portfolio. Rare dual residence offering exceptional value for those looking for a property producing high income. Quality homes with their own street frontages including a huge five bedroom home and brand new, two bedroom brick home with minimal maintenance grounds. The main residence is super spacious, has undergone a recent freshen up and is currently returning \$680.00 per week. The rear residence is brand new, with the first tenancy just proceeding at \$450.00 per week. Central to all conveniences, a stroll to the lakefront, cycleway, reserve parklands, bus route and supermarket. A short drive to the M1, surfing beaches, major shopping and schools. With a combined existing rental return of \$1,130.00 per week, you won't want to miss this!

Main residence:

- Five bedroom home
- Large modern kitchen with island bench
- Combined dining
- Two separate living rooms
- Spacious bedrooms with built-in robes
- Renovated bathrooms
- Large carport and off street parking
- Easy care, fully fenced yard
- Air-conditioning
- Separately metered electricity
- Current rental return \$680.00 per week

Rear residence:

- Brand new, two bedroom brick home
- Modern kitchen with dishwasher
- Two bedrooms with built-ins
- Spacious combined living & dining
- Air-conditioning
- Modern combined bathroom & laundry
- Own street frontage with single garage
- Undercover balcony
- Easy care, fully fenced yard
- Separately metered electricity
- Current rental return \$450.00 per week

Outgoings

- Council Rates: \$1,723.62 p/a approx
- Water Rates: \$729.12 p/a approx
- Land area: Approx 790sqm