

30 Spring Valley Avenue, Gorokan, NSW 2263

House For Sale

Thursday, 16 November 2023



30 Spring Valley Avenue, Gorokan, NSW 2263

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 620 m2

Type: House



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Guide \$850,000

The perfect set & forget house & granny flat nestled in the heart of Gorokan, located within minutes to local shops, close to clubs, cafes, restaurants, schools, 10mins to the M1 and some of the central coast best beaches. Set on a 620sqm block is this dual occupancy with council approved granny flat that sure to catch the eye of any astute investor. The main residence has 3 great size bedrooms one with a built-in robe, open plan living and dining area to modern kitchen with fresh floating flooring throughout, there is also a large wrap around veranda for the Sunday BBQ and plenty of garage and carport space for trailers boats or extra storage. Oozing of natural light, the well-designed 4 years young granny flat, with sweeping timber look floating floors and high ceilings, comprising of 2 bedrooms with built-ins, good size bathroom/laundry and great size kitchen. This is an outstanding opportunity for any savvy investor!

Main House- Three bedrooms with air conditioning & ceiling fans throughout. - Open plan living and dining areas- Modern and contemporary kitchen - Updated bathroom.- Internal laundry with direct access to back yard and second toilet- Potential rental return of \$520 per week- Recently painted, split-System Aircon and ceiling fans throughout

Granny Flat (4yrs young) - Council approved, Dual Occupancy- Modern spacious and light filled - 2 bedrooms with built-ins - Generous kitchen with stainless steel appliances including dishwasher an abundance of cupboard space- Open plan living with plenty of natural light from all corners- Neat and tidy bathroom/ laundry- Airconditioning ,great fresh looking floating floors, Shed and much more!- Potential of \$420 per week

Inspections are via scheduled open home or to arrange for a private inspection, please contact Aaron Reibelt on 0414 664 438

Key Features:

- Council Rates: \$1974.44 (Approximately per annum)
- Water Rates: \$994.02 (Approximately per annum)
- Rental Return: \$940 (Approximately Per Week)