

35 Josephson Street, Swansea, NSW 2281



House For Sale

Wednesday, 22 November 2023

35 Josephson Street, Swansea, NSW 2281

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 696 m2

Type: House



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FOR SALE - 2 in 1

Set in a prime location walking distance to the water and channel, and its proximity to the central business district (CBD) with its array of shops, cafes, and amenities. This property is not just a serene waterside retreat, but it also presents a versatile investment opportunity. It is ideal for those seeking a dual-income investment, as it includes two units on one title. This feature makes it perfect for someone looking for a weekend or holiday home with the added benefit of earning extra income from the second unit. Additionally, its potential for future redevelopment adds to its appeal, making it a smart choice for those looking to land bank in a sought-after area.

Unit 1 - Provides a warm welcome with its inviting lounge/sitting room that seamlessly transitions into a galley-style kitchen, ensuring efficient use of space and creating a lovely flow through the home. - The kitchen then leads to a cozy dining area that can comfortably fit a 6 seater table, perfect for family meals and social gatherings. - The entire lounge, kitchen, dining & extra living all bask in the sunlight thanks to the north facing windows. - Adjacent to the dining room is a large enclosed space that serves as an excellent second living area or entertainment room. - The unit features a very spacious bedroom adorned with high ceilings, amplifying the sense of openness and elbow room. - An oversized bathroom provides ample room for the integrated laundry, with a separate toilet, shower and plenty of space to store anything you need. - Currently Rented \$350 per week

Unit 2 - Offers a distinctive charm with its detached laundry facility that includes a convenient second toilet, adding to the functionality. - The heart of this unit is the lovely, expansive living room that lets in natural light - This pairs beautifully with the updated kitchen, embodying modern comforts and a neutral colour palette. - Owners or tenants will revel in the massive main bedroom, where high ceilings create an airy & light feeling. - The bedroom's renovated ensuite adds a touch of elegance and comfort, ensuring a private and quality experience for its occupants. - Featuring updated split system air conditioner, downlights, carpets & curtains - Currently Rented \$350 per week

Investing in a property divided into two self-contained units under one roof presents a remarkable opportunity to maximize your return on investment. With both units available for rent, you can tap into two revenue streams, effectively doubling the income you would receive from a single-family residence. This setup offers enhanced stability; if one unit is ever vacant, the second unit is likely still generating income, mitigating financial risk and ensuring continuous cash flow. Moreover, the versatility of a dual-unit property allows for mixed-use opportunities. You could choose to occupy one unit as your primary residence while leasing the other, offsetting your own living expenses. Alternatively, one unit could serve as a holiday retreat for personal use, while the other continues to contribute rental income. This flexibility is a strategic advantage, providing both a personal sanctuary and an income-producing asset, a combination that is as rare as it is financially rewarding.

With an E1 Local Centre zoning under the Lake Macquarie Local Environmental Plan 2014, this property offers a unique and versatile investment opportunity. This zoning allows for a variety of low-impact commercial activities to be conducted without the need for development consent, such as home businesses, home industries, and home occupations. It also permits the use of building and business identification signs, providing valuable exposure for any on-site business ventures. Furthermore, with development consent, the scope for use expands to include a range of community-serving facilities like childcare centers, medical centers, entertainment venues, and even residential flat buildings. This flexibility opens up multiple avenues for generating income and leveraging the property to its fullest potential. Whether you wish to run a business from home, develop the site for commercial purposes, or explore mixed-use options, an E1 Local Centre zoned property is a strategic choice that can adapt to the evolving demands of the market.

Act now to secure this exceptional Swansea property, a practical and profitable investment with its dual-income potential and redevelopment prospects. This is more than a home; it's a smart financial strategy and a gateway to a sought-after waterside lifestyle, all in one remarkable package. Don't miss out on this unique opportunity to invest in your future, both personally and financially.

Calling for offers, what's your thoughts?*

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