

**37 Killarney Road, Erowal Bay, NSW 2540**



**House For Sale**

Monday, 3 June 2024

37 Killarney Road, Erowal Bay, NSW 2540

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 674 m2**

**Type: House**

**\$899,000 - \$950,000**

Presented by Rhys Bennett of One Agency Elite Property Group. Discover your coastal oasis in this meticulously renovated 2-bedroom cottage, where luxury meets tranquility. Just steps from the water and boat ramp, this haven offers a seamless blend of modern amenities and coastal charm. Inside, find French doors, hybrid flooring, and vee groove lining boards, accompanied by a split system air conditioner and plantation shutters. Entertain effortlessly on the outdoor deck with a covered BBQ/outdoor kitchen, while the fully fenced backyard with side access ensures privacy and security. Boasting a proven holiday rental income of \$800,000 gross in the last 12 months, this property is a lucrative investment opportunity. Additional features include a freestanding lockup shed with carport, established landscaping, and a convenient laundry/second bathroom. With Huskisson and Hyams Beach just a short drive away, seize the chance to own your slice of coastal paradise today!

**Key features:-** Meticulously renovated 2-bedroom coastal cottage- Just steps away from the water and boat ramp- Modern amenities blend seamlessly with coastal charm- Features French doors, timber flooring, and vee groove lining boards- Equipped with a split system air conditioner- Outdoor deck with covered BBQ/outdoor kitchen- Proven holiday rental income of \$80,000 gross in the last 12 months- Freestanding lockup shed with carport- Short drive to Huskisson and Hyams Beach