

# 39 Glenavon Street, Toukley, NSW 2263

## House For Sale

Friday, 2 February 2024

39 Glenavon Street, Toukley, NSW 2263

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 582 m2**

**Type: House**



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## Price Guide \$850,000 - \$890,000

Nestled in the heart of Toukley, this home paired with a contemporary rear granny flat offers an exceptional investment opportunity. Boasting a prime location with dual street access, this property stands out. The main residence, tastefully renovated, welcomes you with open-plan living and dining areas, and two bedrooms with built-in wardrobes. Meanwhile, the adjacent granny flat, a recent addition, comes complete with its own self-contained setup, including a lock-up garage. Convenience is key here, with the town centre just minutes away, providing easy access to local amenities such as shops, cafes, clubs, and public transport. With a generous 582 sqm block of land and council approval for the granny flat, this property promises both comfort and investment potential. \* Flat 582 sqm block of land \* Council Approved Granny Flat \* Dual Street Access \* Single lock up garage to Granny Flat Land Size Approx 582 sqm Rates Approx \$1935.22 p.a. Water Rates Approx \$1825.78 p.a. Rental Approx House \$400 - \$440 p.w. Rental Approx Granny Flat \$410 - \$450 p.w.