

**4 Edden Street, West Wallsend, NSW 2286**



**House For Sale**

Thursday, 13 June 2024

**4 Edden Street, West Wallsend, NSW 2286**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1087 m2**

**Type: House**



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## Guide \$950,000-\$1,045,000

Welcome to 4 and 4b Edden Street, West Wallsend - a charming property located in the sought-after Lake Macquarie area, just north of Sydney, Australia. This historic 3 bedroom, 1 bathroom house boasts a spacious living room, a single garage, and a carport. The kitchen, though 10-15 years old, is well-maintained and functional. The bathroom features a new toilet and vanity. Situated on a generous 1087m<sup>2</sup> block, this property also includes a modern 2 bedroom, 1 bathroom granny flat with plantation shutters and a single carport. Perfect for investors or multi-generation families, the granny flat offers separate access and can be a great source of rental income. - Front House estimated rent return \$600 Per week - Rear House estimated rent return \$500 Per week - Total Rent Return Potential \$1100 Per week or \$57,200 per year - Rent Return of 6.02% based on \$950,000 - Spacious living room - Single garage and carport - Well-maintained kitchen - New toilet and vanity in the bathroom - Modern 2 bedroom, 1 bathroom granny flat - Plantation shutters - Separate access for the granny flat - Across from a reserve - Near West Wallsend swimming pool and local schools - Close to shops, cafes, petrol station, pharmacy, and post office - Easy access to public basketball courts, playgrounds, and soccer fields - Minutes away from the new Cameron Park Shopping Centre and Harrington's Pub - Convenient location with quick access to M1 highway, Newcastle Hunter Expressway, and Hunter Valley wineries Conveniently located across from a reserve, this property is just a short walk from the West Wallsend swimming pool and local schools. Nearby amenities include shops, cafes, a petrol station, pharmacy, and post office. Enjoy easy access to public basketball courts, playgrounds, and soccer fields via a walkway from the reserve. The property's location offers easy access to the M1 highway towards Sydney, the Newcastle Hunter Expressway, and the Hunter Valley wineries. With the new Cameron Park Shopping Centre and Harrington's Pub just a short distance away, this property truly offers the best of both convenience and comfort. Don't miss out on this fantastic opportunity to own a piece of Lake Macquarie Newcastle. Contact us today to schedule a viewing! \*Agent Declares Interest Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.