

4 Oxley Street, Lake Cathie, NSW 2445



House For Sale

Tuesday, 21 November 2023

4 Oxley Street, Lake Cathie, NSW 2445

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 594 m2

Type: House



Nat Yen
0422975629



Susan de Jonge
0410938691

Guide \$1,030,000 to \$1,070,000

Foreshore home in the heart of Lake Cathie with magnificent lake and beach views. A rare opportunity, houses like this are tightly held and do not come to the market often. This is your chance to secure your coastal lifestyle, purchase your dream (holiday) home and/or expand your investment assets. With its prime location and tremendous potential, this renovator dream promises endless possibilities. Don't miss out - act swiftly as this property will not stay on the market for long.

HIGHLIGHTS

- Views, views, views
- Lake, beach, cafes and shops at your doorstep
- Wrap around balcony
- Undercover downstairs outdoor area
- Double driveway, plenty of parking for cars, boat, van
- Single lockup garage for storage
- Spacious yard and easy-care gardens

LAYOUT Upstairs features an open plan living, dining, kitchen, bathroom and 2 bedrooms. Master bedroom with walk-in robe Downstairs features a rumpus room aka second lounge room, 3rd bedroom and second bathroom with shower, toilet, laundry facilities

AUCTION 16 December 11am onsite Offers prior can be considered

RENTAL INCOME Property is currently tenanted, rental income \$550 per week. Rental potential \$600-\$650 per week after basic refresh / refurbishment. Property will be sold with tenant in place, vacant possession could be arranged with notice period to tenant.

OUTGOINGS Council rates: \$3097 per annum Water: \$270 per quarter

DISCLAIMER: We have obtained all information in this listing from sources we believe to be reliable; however, we cannot guarantee its accuracy. The vendor and agent expressly disclaim any liability arising there from. Prospective buyers should make their own assessment and form their own judgement to these matters.