

40 Narrawa Avenue, Erina, NSW 2250

EMPIRE

House For Sale

Tuesday, 9 January 2024

40 Narrawa Avenue, Erina, NSW 2250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 645 m2

Type: House



Jason Easton



Tatum Easton
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For Sale - Contact Agent

Have you been waiting for that perfect opportunity to arise in the highly sought-after suburb of Erina? Well, here it is.....This exciting and extremely rare opportunity features an immaculately presented 2-bedroom home with the added bonus of a detached 2-bedroom granny flat that sits perfectly on a generous 645sqm of prime real estate in an ultra-convenient position. Centrally located within easy walking distance to Erina Fair Shopping Centre, as well as a variety of local schools, shops, transport and beautiful beaches, this amazing property presents buyers with a myriad of options. Live in both properties and enjoy as is, live in one and rent out the other or with both properties being separately metered for both water and electricity enjoy the great rental income generated from both properties separately – The choice is yours, either way this property is loaded with potential and worth your immediate attention. Features of the main property include:- Immaculately presented single level home with 2 generously sized bedrooms in total. All bedrooms with built in robes.- Functional kitchen with stainless steel appliances & breakfast bar.- Recently updated main bathroom.- Covered outdoor entertaining area overlooking the level & fenced rear yard.- Extras include: External laundry, Reverse cycle air conditioning and much more.- Currently leased for \$520 per week. Features of the detached Granny Flat Include:- Modern & spacious interior with 2 generously sized bedrooms in total. Both bedrooms feature built in wardrobes.- Well-appointed kitchen with stainless steel appliances.- Spacious & open plan lounge, dining & kitchen area.- Modern and well-presented main bathroom with combined internal laundry.- Level and completely fenced low maintenance yard.- Currently leased for \$500 per week. Combined rental income of \$1020 per week. Opportunities like this don't come along often so to arrange your inspection call Jason Easton today on 0422 966 508.