

42 Callen Ave, San Remo, NSW 2262



Sold House

Thursday, 10 August 2023

42 Callen Ave, San Remo, NSW 2262

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Type: House

\$793,000

Rare dual residence opportunity offering exceptional value for astute investors. Quality homes on minimal maintenance grounds, detached & separately metered electricity ensuring maximum privacy & returns. The main residence is super spacious, updated with brand new carpet throughout and the rear home is super modern and already returning rent. Central to all conveniences, walk to major shopping, schools and the lakefront with M1 access a few minutes away. Both homes have views out to the water, even out to Norah Head Lighthouse. With a combined market rental return of approximately \$900.00 per week this is the smart investment choice you've been searching for. Main residence: • Open plan living • Combined kitchen/dining • Separate living • Spacious bedrooms • Brand new carpet throughout • Built in robes • Single garage • Easy care yard • Separately metered electricity • Approximate market rental return of \$480.00-\$490.00 per week. Rear residence: • Open plan living • Modern kitchen with dishwasher • Two bedrooms with built-ins • Separate driveway and private car park space • Covered alfresco entertaining deck • Separately metered electricity • Current rental return \$410.00 per week • Approximate market rental return of \$420.00 per week Outgoings - Council Rates: \$1837.20 per annum Water Rates: \$1393.20 per annum Land area: 718m2 approx.