

# 43 Lake Forest Drive, Murrays Beach, NSW 2281



## Sold House

Tuesday, 5 September 2023

43 Lake Forest Drive, Murrays Beach, NSW 2281

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1366 m2**

**Type: House**



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**\$1,406,011**

A one of a kind residence, it's not suitable for everyone, it's custom built and architect designed, for family who love to holiday, party and live together, but also like some down time from each other. Owned by 2 brothers and mum, they've enjoyed years of wonderful holidays here, and they've picked up plenty of holiday rental income along the way. Extremely popular with big groups, the triplex nature of this home lends itself to multiple generations of guests and owners alike. One family enjoy one side of the property, with their own kitchen, spacious open plan living and deck overlooking a stunning habitat corridor to the North, with their own bedrooms, bathroom and laundry downstairs. The other family likewise have their own kitchen and open plan living, that spills out to gorgeous North facing deck living, overlooking the same backdrop to nothing but nature wildlife corridor, with 2 bedrooms, a theatre come third bedroom, and their own steam room bathroom and separate toilet downstairs. While grandma and grandpa have their own separately accessed, entry level accommodation, complete with a lovely big bathroom, with separate bath and huge shower, plus a kitchenette, built in robe and their own outdoor terrace living. There's stacks of parking with a huge auto entry 3 car garage with extra width and depth. There's ample additional parking on the grounds too for lots of extra cars, whether it's for your teenage kids, or simply lots of holiday guests, when you're not using the property, and you're keen to pick up some short term weekend and holidays income. Boasting some really beautiful and unique features, like soaring ceilings, natural gas fireplace, steam room bathroom, full width expansive decking and North facing indoor and outdoor living, the look is expansive and elegant where it counts with quality bathrooms and fabulous living, but some features do need upgrading. Sliding doors feature in all 3 areas of the home, but like the flooring and decks they need repair. Structurally it seems really sound, but cosmetically she needs a little love, with some walls added to make the triplex nature work. The property has been let for a long time, so years of guests have taken their toll, but since the property has been closed to guests it has been painted inside, which is a big job and a huge bonus. Those with a tradie background will see how a few simple changes will turn this single residence, into a 3 way income producer, with permanent tenants likely to pay \$1,500 to \$1,700 per week inclusive of utilities like water, electricity and gas. The grounds are huge and whilst a bit wild, they're not manicured and not going to be hard to manage for you, your tenants or your guests. You can even shortcut through the lovely rear nature corridor to get to the on the grounds residents only pool, jetty, playground and lakefront restaurant and cafe. If you're looking for a multi generational home, or killer investment that isn't falling down junk, or asking an arm and a leg price for what it offers, then you should definitely get this property on your list! Vast open plan, light filled contemporary living flows from kitchen to decks. There's 2 of everything, with kitchens & split level staircases left & right. With bedrooms & bathrooms down split level staircase left & right. Soaring ceilings, gas fireplace, theatre room & steam room bathroom. The East side does have more sex appeal & can be linked to the granny flat. The granny flat would make a deluxe master with luxe ensuite retreat. Use these 2 spaces for you & your elderly parents or your adult children. Whilst renting out the other side to help you with your mortgage repayments. Fabulous & rare 3 car garaging with ample extra off street parking as well. Extreme potential, yes it needs work, but there's no denying the value here. You couldn't buy land & build this again for what these owners will accept. A lot to take in, it takes a couple of inspections to really comprehend how much is actually on offer here and what fabulous value you're getting. But if size, returns and potential are what you need then this home offers the lot! Seeing is believing ...