

44-44A Cavanba Road, Toormina, NSW 2452

McGrath

House For Sale

Saturday, 2 December 2023

44-44A Cavanba Road, Toormina, NSW 2452

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 1007 m2

Type: House



Shayne Long
0438219375

\$949,000

Nestled within a very private location, this beautifully presented property offers multiple opportunities within. With the addition of an approved Studio, the property is perfect for those with an extended family who need their own space or for those wishing to capitalise on the opportunity to obtain an additional income stream with either permanent or short term letting. The main residence also can be, and has been previously utilized as individual separate living. - Spacious four bedroom main residence with expansive outdoor living space- Wonderful raked ceilings throughout the home creates space and character- Designed to capture an abundance of natural light and cooling breezes- Master bedroom is benefitted with a walk in robe and en-suite- Manicured gardens have been created for low maintenance living and privacy- Open plan studio is within a private setting with discrete side access- A wonderful 1007sqm parcel of land with a fully fenced rear yard- Ideally located close to primary/secondary schools and a major shopping centre- For the investor, an expected rental return of \$350-\$380 pw for the Studio- The main residence can expect a rental return of between \$600-\$650 pw