

# 6 Koby Close, Lake Haven, NSW 2263



## House For Sale

Thursday, 13 June 2024

6 Koby Close, Lake Haven, NSW 2263

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 725 m2

Type: House



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**\$980,000**

Introducing an exceptional property that seamlessly combines comfortable living with excellent investment potential. This remarkable listing features a 3-bedroom main residence and a separate 2-bedroom granny flat both properties with a high set position, offering versatility and value in one package.

**Main Residence:** Spacious, Neat and Tidy and Inviting with Views of the Lake: 3 Bedrooms: Each bedroom provides a space and is perfect for unwinding after a long day. Ample natural light ensure these rooms are both functional and inviting main bedroom and second bedroom both offer built-in robes. Bathroom and Separate Toilet: The main bathroom is designed for convenience and style, while a separate toilet adds an extra layer of practicality for busy mornings. Open Kitchen and Dining Area: The heart of this home is its open-plan kitchen and dining area, ideal for family meals or entertaining guests. With ample counter space and cupboards. Air conditioning. Separate Lounge: A dedicated lounge area offers a cozy space for family gatherings, movie nights, or simply relaxing with a good book. Internal Laundry: Enjoy the convenience of an internal laundry room, making household chores a breeze. Single Garage: Protect your vehicle from the elements with a secure single garage.

**Granny Flat:** Independent Living with Modern Comfort providing ample space for guests, extended family, or rental opportunities. 2 Bedrooms: The granny flat features two comfortable bedrooms with built-in robes Open Dining, Kitchen, and Lounge Area: This open-plan space ensures a vibrant and communal atmosphere, perfect for modern living with the open kitchen, dining and lounge areas are perfect for daily activities and relaxation with air conditioning. Internal Bathroom/Laundry Combined: The combined bathroom and laundry area maximizes space and functionality, designed with contemporary fixtures and finishes. Totally Separate Access: Independence and privacy are guaranteed with a completely separate entrance, making this granny flat an ideal solution for multi-generational living or rental income.

**Why This Property Stands Out:** Versatility: With a main residence and a separate granny flat, this property is perfect for families, investors, or anyone looking for a flexible living arrangement. Investment Potential: The separate granny flat offers an excellent opportunity for rental income or accommodating guests, adding significant value to your investment. Prime Location: Situated in a desirable neighborhood, this property offers easy access to schools, shopping centers, parks, clubs and public transport. Current Rental Income Return: \$930.00 per week combined rent • 10 min approx drive to M1 access, Warnervale train station & beaches and lake • 5 min approx drive to Lake Haven Shopping Centre, hospitals & schools

**Outgoings:** Land Rates: Approx \$1,801 p/a Water Rates: Approx \$2,220 p/a Land Area: Approx 725sqm

Seize this unique opportunity to own a property that not only promises a luxurious lifestyle but also presents a lucrative investment. Schedule a viewing today and envision the endless possibilities that await you in this exceptional home.