

7 Spicer Close, Boambee East, NSW 2452

Sold House

Thursday, 1 February 2024

7 Spicer Close, Boambee East, NSW 2452

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 816 m2

Type: House



Kendall Devine
0266500655



Nikkia Humphries
0266500655

Contact agent

Explore an exceptional investment opportunity in Boambee East featuring two 2-bedroom villas nestled on a large level elevated block, offering versatility and potential for astute investors. Each villa presents an attractive investment proposition with modern amenities and comfortable living spaces. The rear villa is currently owner occupied and will be offered as vacant possession, allowing the new owner to move straight in, or do some minor renovations to enhance rental returns while having reliable tenants currently occupying the front unit, generating \$450 per week, with a lease in place until June this year. The convenience of single lockup garages with internal access adds practicality to these residences, while the expansive separate fully fenced yards provide ample outdoor space for leisure and recreation. Strategically positioned in a convenient area of Boambee East, residents enjoy easy access to public transport and essential amenities, including shops, beaches, and schools. Consider the potential to reside in one villa while renting out the other, optimising both rental income and personal accommodation. The option to flip both villas with a strata title, and sell them individually, was the plan for the current owner. Alternatively, capitalise on the large block size and explore the possibility of land banking for future subdivision, leveraging the area's growth potential. This investment proposition presents a rare opportunity to secure multiple properties without the constraints of ongoing strata fees. Enquire now to discover the financial insights and explore the potential of this promising investment venture. Council Rates: \$5,066 sqm (approx.) Land Size: 816.9 sqm (approx.) Building Size: 215 sqm Age: 42 years (approx.) Zoning: R2