

76 Coorumbung Road, Dora Creek, NSW 2264

wilson real estate

House For Sale

Tuesday, 19 March 2024

76 Coorumbung Road, Dora Creek, NSW 2264

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 1097 m2

Type: House



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\$1,000,000 to \$1,100,000

Situated on a generous 1097m² of level, well-elevated, flood-free land, this exceptional property presents a rare chance for buyers seeking multiple streams of income and future development potential. The possibilities are endless on this expansive parcel of land.

Main Residence: The original home stands solid and well-maintained, offering four bedrooms, a large eat-in kitchen, a formal lounge, and a spacious entertainer's deck. Its classic charm combined with modern functionality provides comfortable living for tenants or owners alike.

Newly Constructed 2-Bedroom Residence: Nestled behind the original home is a newly constructed 2-bedroom residence designed with modern living in mind. This contemporary space features a single carport, an open lounge, dining, and kitchen area, along with two generously sized double bedrooms and a combined bathroom and laundry. Ideal for tenants seeking convenience and comfort.

Key Features:

- Future Development Potential:** With ample land space, there's room for future development, including the possibility of constructing another dual occupancy, ensuring long-term value appreciation.
- Dual Income Streams:** Enjoy the benefits of two rental incomes simultaneously, with the original home leasing for \$490 per week and the newly constructed 2-bedroom residence fetching \$380 per week.
- Versatility:** Perfect for investors looking for future development opportunities or families seeking combined living arrangements while maintaining privacy.
- Location:** Positioned on elevated, flood-free land, providing peace of mind and potential for capital growth.

Why Choose This Property:

- Income Generation:** Secure two rental incomes while capitalizing on future development potential.
- Investment Security:** Solidly constructed original home and modern, well-designed 2-bedroom residence ensure steady rental returns.
- Flexibility:** Accommodate extended family members or tenants with separate living spaces.
- Location Benefits:** Enjoy the convenience of a desirable location with ample space and privacy.

Whether you're an investor with an eye for future growth or a family seeking versatile living arrangements, this property offers an exceptional opportunity. Don't miss out-contact us today to learn more about this unique offering!