

76 Trafalgar Avenue, Woy Woy, NSW 2256

Professionals

House For Sale

Friday, 27 October 2023

76 Trafalgar Avenue, Woy Woy, NSW 2256

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 506 m2

Type: House



Lilian Dukovski



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NEW TO MARKET

Why would you buy this property? As an investor, you would buy this property because it is a lucrative dual income investment opportunity with opportunity for capital growth. As an owner occupier, you would buy this property because it offers plenty of space for a large family, alternatively, to live in one and generate income from the other. Set on a flat 506 m² block, this home and separate modern cabin offers a wonderful opportunity for investors or owner occupiers. Investors benefit from a dual income stream and owner occupiers can choose to live in both residences or to live in one and generate income from the other. Both offer residences offer private, relaxed, low maintenance family living. The main property has floorboards, three carpeted bedrooms, open plan lounge/dining area, second lounge, bathroom, electric kitchen, spacious laundry, undercover entertaining area and front yard. The modern air-conditioned cabin has hybrid flooring, two generous bedrooms, electric cook top, open plan lounge dining area, outdoor entertaining area and is in a peaceful setting. The property features include:

- Ideal investment in an enviable locale
- Low maintenance gardens
- Café, shops and beaches just moments away
- Opportunity for additional income; cabin ideal for rental or Airbnb.

THE AREA: With easy access to local amenities, transport and the ocean, it is easy to see the attraction of the Central Coast. Capitalise on the picturesque setting Woy Woy has to offer with an easy to maintain property suitable for investors, families and professionals to call home. Add the natural landscape and close amenities, schools, shopping and hospitals, and you have the best of all worlds.

THE DETAILS: Council Rates: Approximately \$2,355 annually
Rental return: Combined rental \$815/week. This property offers a lucrative investment opportunity or space for a large family. Don't miss out on this one! Call Lilian on 0424-40-42-40 to arrange a private appointment. Whilst all care is taken by Rubicon Developments Pty Ltd (trading as Professionals Gosford) ABN: 33 617 125 970 to provide correct information, this information is not tested for accuracy, currency, or completeness, and Rubicon Developments Pty Ltd (trading as Professionals Gosford) makes no warranty or guarantee, whether expressed or implied as to the accuracy, currency, or completeness of the information and/or any representations made to you. You agree and accept that all information and any representations provided by Rubicon Developments Pty Ltd (trading as Professionals Gosford) shall be strictly construed to be of a general nature only and will not be relied upon by you as a substitute for your proper due diligence. You also accept and further agree that as an express condition of having access to, and use of this information and any representations made, you will make and only rely on your own enquiries and will seek and or obtain your own independent financial and legal advice. To the maximum extent permitted by law, Rubicon Developments Pty Ltd (trading as Professionals Gosford) shall not be liable to you, or any other person for any direct, indirect, or consequential loss or damage of any kind whatsoever caused by the use of, or reliance upon, any information or representations.