

8 Lord Street, Shelly Beach, NSW 2261



House For Sale

Wednesday, 3 April 2024

8 Lord Street, Shelly Beach, NSW 2261

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 575 m2

Type: House



Peter Moran

0243604360

Auction - Guide \$1,100,000

Twice the potential income, and a one-of-a-kind not to be missed. Whether you are looking to buy a high-income earning investment property so close to the beach, or a holiday home where you can live on one side and rent the other, want to live side by side for extended family accommodation, or desire that rare opportunity to buy a knockdown home where you can plan your future dream home whilst you recoup some money, then this is the answer to all above. The property has been divided into two flats, each featuring high ceilings, timber floors, three bedrooms, living areas, bathroom and kitchen, laundry, air conditioning, balcony, yard space, plus off-street parking for two cars each. Both flats have separate electricity meters, and shared water meters. With an estimated income potential for both flats to be leased permanently for up to \$900 per week in total, a lucrative return could be possible (a current tenancy is in place). Highly sought-after location being just a ten-minute walk to magnificent Shelly Beach and golf course. Don't hesitate with this one - it's TWO good to miss. (Note - The building is approved as a single dwelling - prospective purchasers should refer to the contract for sale regarding the current use and approval of the building and to make their own further inquiries.)DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Ray White Long Jetty does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.