

**8 Yanco Street, Tingira Heights, NSW 2290**

**Raine&Horne**

**House For Sale**

Thursday, 9 November 2023

8 Yanco Street, Tingira Heights, NSW 2290

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 652 m2**

**Type: House**



Paul Hartgers



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## Property Preview

This fantastic dual occupancy opportunity is located in a quiet cul-de-sac between beautiful Lake Macquarie and the beach with shopping centres, hospital, recreation, entertainment, transport and the commercial precinct at Bennetts Green all close at hand. Consisting of a three-bedroom home plus a near new two bedroom granny flat. The new owners can look forward to over \$1,000pw! This property would also be a great fit for extended families or those needing in-law accommodation. The front brick home featuring new kitchen and carpets has internal access from the garage, a large open plan air-conditioned living area, three good sized bedrooms, neat bathroom and a good sized private backyard. Rental Appraisal of \$560 to \$580pw. The two year old granny flat, positioned at the rear of the 652 sqm block features two double sized bedrooms with ceiling fans and mirrored robes, the open plan air conditioned living combines a large modern kitchen, living and dining. There is also a stylish full bathroom, low maintenance yard with entertaining area and storage shed. Rental Appraisal of \$450 to \$470pw. Property Features include:

- 652 sqm block with reserve at rear
- 3 bed house + 2 bed granny flat
- Reverse cycle AC to both properties
- Ceiling fans
- Private back yards
- Walk to local shops
- Close proximity to major employment, retail, recreational and transport is ideal for investors.
- Combined rent of \$1,010 to \$1,050pw
- Council Rates: \$480 per Qtr
- Water Rates: \$520 per Qtr

If you're looking for an investment property that performs, connect with Paul or Telisha today. Paul Hartgers ☎0425 392 985 Telisha Moffat ☎0402 944 082