

9A The Boulevard, Tallwoods Village, NSW 2430



Sold House

Wednesday, 20 March 2024

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Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



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Contact agent

Nestled within the prestigious Tallwoods 18-hole Golf Course community lies a remarkable opportunity for coastal investment. This exquisite dual-key residence presents a blend of modern comfort with rare investment opportunity.

Main Residence (Unit 1/9a): Rented for \$480 per week This commanding upper level has two spacious bedrooms with walk-in robes, a sleek modern kitchen with top-quality appliances dishwasher, reverse cycle air conditioning and a large open-plan living area flooded with natural light that expands onto a front deck while downstairs has the third bedroom, laundry, single garage and east-facing large rear deck overlooking the back yard.

Secondary Residence (Unit 2/9a): Expected Rental Return \$460 - \$480 per week The lower level has three spacious bedrooms with built-in robes, a modern kitchen with an open-plan dining and living area that also expands onto the large front deck providing undercover access to the single garage. A fully fenced front yard is an added advantage perfect for a dog or kicking a ball around with the kids!

Additional benefits: Approximately 5 minutes' drive to Black Head Beach and shopping complex. Positioned approximately 20 min drive between three major towns of Tuncurry & Forster to the South and Taree to the North

Investment Opportunity: Dual-key properties offer flexibility for extended families, savvy investors or live in one side and rent out the other for some income. A constantly increasing rental income from both units ensures a solid return on investment with only one set of land rates. No strata costs mean more savings for you.

Bedrooms: 6 **Bathrooms:** 2
Garages: 2 x single **Age:** Approximately 3 years old with a depreciation schedule that can be provided. **Strata Costs:** None

Pop into one of the upcoming Open homes and contact Daniel Garton today on 0428 33 7171 to answer any questions as tomorrow might be too late!