

# 106 Patsys Flat Road, Smiths Lake, NSW, 2428

## House For Sale

Thursday, 31 October 2024

106 Patsys Flat Road, Smiths Lake, NSW, 2428

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Type: House



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## **Amazing investment Opportunity.**

### **2 x 3 Bedroom Apartments in Prime Lakeside Location.**

Set on over 1,500 square metres of gently elevated land, with good, filtered lake views, is this unique offering of 2 x 3 bedroom townhouse style apartments. Just 250 metres from the lakes edge and lovely sandy beaches, both dwellings feature main living, kitchen, bathroom and one bedroom upstairs, plus two bedrooms, living room/media room, bathroom and laundry downstairs. With a large rear parking area, expansive park-like lawns and easy-care gardens, this is an exciting investment opportunity.

Live in one, rent one, rent both? Good tenants in place - lots of options.

Features include:

- ☑ Over 1,500 square metres of land
- ☑ Substantial, gently elevated brick and tile building
- ☑ Two townhouse style apartments in a prime location
- ☑ Both apartments currently tenanted  
Unit 1 @ \$415 p/w and Unit 2 @ \$450 p/w.
- ☑ Vast concrete parking & BBQ area at the rear
- ☑ Just a short, level stroll to sandy lake waterfront
- ☑ 2 minutes drive to 'Frothy Coffee' boat shed and local shops
- ☑ Under ten minutes drive to Blueys, Boomerang and Celito beaches
- ☑ An outstanding opportunity..be quick!

Please note: due to tenancies a minimum of 48 hours notice is required before any scheduled appointment.

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\*NB. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Please note that there are several location and lifestyle images used within this advertisement.