

112 Budgewoi Road, Noraville, NSW 2263



House For Sale

Wednesday, 19 June 2024

112 Budgewoi Road, Noraville, NSW 2263

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 696 m2

Type: House



Norman Schwarz
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Damian Montgomery
0414856932

\$1,450,000 to \$1,530,000

THREE PROPERTIES IN ONE! - Across the road from the Beach! Three separate rental incomes! This property is extremely rare! 3 Properties for the price of one! **MASSIVE HOUSE!** This huge residence is separated into 3 properties each with individual tenants & rental incomes currently returning \$1,215.00 per week, but this could be increased further for an even better return! The opportunities are endless here! - Look what you could do! 1) Live in one of the properties and rent the other 2 out & have them pay the mortgage! 2) You could potentially Airbnb this property for even further cash flow! - 3 Separate short term rentals maximise the return! OR live in one & Airbnb the other 2 properties! (A Business opportunity in itself! STCA) ! 3) Keep the property as is and increase the rent & receive massive rental returns across the road from the beach instantly, also having a low maintenance property in your portfolio with amazing Tax Depreciation as a bonus! 4) Buy with family or friends and move into the property! - As it currently separated into 3 units, you could all throw in funds and break into the property market in a joint venture! Rare property configuration details below.

Property 1 - Ground floor Huge sized open plan living property with 2 large bedrooms + 2 modern bathrooms, complete with large good quality kitchen & huge covered entertaining deck! - Hear the ocean sounds & surrounded by beautiful nature!

Property 2 - Ground floor Great sized property with 1 large bedroom, 1 modern bathroom, featuring open plan kitchen & living with its own balcony facing across the road from the beach!

Property 3 - Upstairs Residence. Upstairs is super spacious property with 2 large sized bedrooms, 1 large modern low maintenance bathroom, modern kitchen + modern open plan living! Other features include - private BBQ deck, double garage with remote entry, 696sqm block & a beautiful bush setting.

- o Private BBQ Deck: Ideal for outdoor gatherings and relaxation.
- o Double Garage: Conveniently equipped with remote entry.
- o 696sqm Block: Ample space for outdoor activities.
- o Beautiful Bush Setting: Enjoy the natural surroundings

ACROSS THE ROAD FROM THE BEACH - Location - Location - Location!

MASSIVE HOUSE OR UNIT BLOCK WITH 3 DWELLINGS You decide!

- o Massive TAX Depreciation - Current Depreciation schedule can be provided upon request!
- o Plenty of additional parking! enough to park close to 8+ cars on the site
- o Large concrete driveway from the front to the back of the property which is extremely low maintenance

This rare property will not last! **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the accuracy of any 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.