

12 Budgeree Avenue, Lake Munmorah, NSW 2259



House For Sale

Thursday, 14 December 2023

12 Budgeree Avenue, Lake Munmorah, NSW 2259

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 696 m2

Type: House



Aaron Reibelt



Grant Wilkins
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Guide \$700,000 - \$750,000

An opportunity has presented itself to the market in a quiet and private location within walking distance to Lake Munmorah. With ample room for a granny flat (STCA) this property would suite the savvy investor or that first home buyer thinking about the rising interest rates with room to generate further income. The home itself is a charming cottage style 2 bedder with high ceilings, modern light filled kitchen and updated bathroom on a large 696sqm block with plenty of off-street parking and room for caravan, boat or trailer storage all within a family friendly neighbourhood. Property features:

- Neat and tidy with two great sized bedrooms.
- Roomy combined modern kitchen and living.
- Updated bathroom and laundry plus air-conditioning
- Plenty of storage and shedding
- Small carport, 696sqm block & potential granny flat site (S.T.C.A)
- 1 min walk to Lake Munmorah and public boat ramp.
- Within walking distance to Woolworths, bowling club, close to public transport surfing beaches and only 1hr to the Hunter Valley Wine Country, 1hr 30mins to Sydney and 10mins to the M1

Key Features:

- Council Rates: \$ 1329.03 (Approximately per annum)
- Water Rates: \$ 994.02 (Approximately per annum)
- Rental Return: \$410 (Approximately Per Week)