

# 2 White Gum Place, Guyra, NSW 2365



## House For Sale

Wednesday, 19 June 2024

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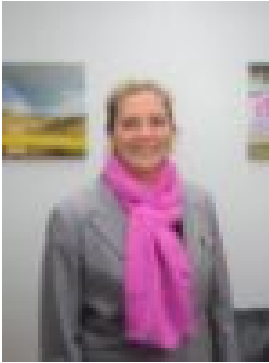
Bedrooms: 4

Bathrooms: 1

Parkings: 2

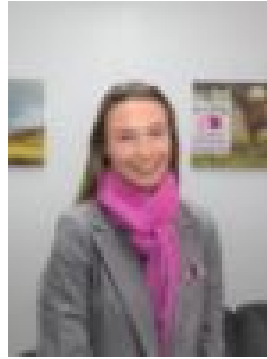
Area: 841 m2

Type: House



Sue Ross

0267791276



Alice Stanley

0498606104

**\$449,000**

Discover your next great investment opportunity with this spacious 4-bedroom, 2-bathroom brick home in the heart of Claret Ash Estate. Situated on a prime 841m<sup>2</sup> block, adjacent to the estate playground, this property boasts a modern interior designed for comfort, style and convenience. Step inside and be pleasantly greeted by a large, versatile rumpus room, perfect for family gatherings, entertainment, or a spacious play area for kids. This welcoming space sets the tone for the rest of the home, showcasing its generous proportions and thoughtful layout. Following through, be pleasantly greeted with an open plan, modern kitchen, living and dining area. The kitchen is fitted with high-quality appliances and features a spacious benchtop, making meal preparation a pleasure. Adjacent to the kitchen is a cozy lounge room with a charming fireplace, perfect for relaxing evenings and family gatherings. The property includes three well-appointed bedrooms, each featuring built-in wardrobes, providing ample storage and keeping your space organised and clutter-free. The master bedroom is truly built for relaxation, featuring a walk-in robe and a private ensuite bathroom with standalone shower, toilet and vanity, offering a perfect blend of functionality and luxury. While the main bathroom includes a bath, separate toilet, standalone shower and vanity, catering to the needs of a busy family. Large windows throughout the home ensure plenty of natural light, creating a bright, inviting and clean atmosphere in every room. All windows are equipped with blinds for added privacy and convenience. The garage offers dual access from the hallway, providing convenience and additional storage options. Outside, to the west, through sliding glass doors from the lounge room, you'll find a paved patio area undercover, ideal for outdoor dining, entertaining, or simply enjoying the fresh air in any weather. This property is a standout investment with tenants already in place, providing a steady rental income of \$385 per week. The current tenancy ensures a hassle-free transition for new owners, making this an ideal purchase for investors looking for a property with immediate returns. All the hard work has been done, allowing you to enjoy a simple, straightforward transaction. Whether you're a seasoned investor or new to the market, this property represents a fantastic opportunity to secure a reliable income stream in a sought-after location. Key Features: - 4 spacious bedrooms - 2 modern bathrooms, including a master ensuite - Light-filled living spaces with plenty of windows - Main bathroom with a bath, separate toilet, and shower - Master bedroom with walk-in robe and ensuite - Easy, hassle-free investment transaction Don't miss out on this exceptional property. Contact us today to arrange a viewing and secure this excellent investment opportunity.