

**25 Harbord Street, Bonnells Bay, NSW 2264**

**House For Sale**

Tuesday, 25 June 2024

wilson real estate

25 Harbord Street, Bonnells Bay, NSW 2264

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 800 m2**

**Type: House**



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## New to Market

Discover this exceptional dual-income property on two separate titles, offering a rare chance to optimise your investment returns. This versatile real estate gem includes a double-storey home with moderate water views and a fully renovated granny flat. Ideal for investors aiming to capitalize on rental income or future development, the property holds significant potential for growth with the option to separate into two individual blocks for new dwellings or maximise with R3 council zoning permitting medium-density residential development. The choice is yours.

Upstairs:

- 2 spacious bedrooms with water view from the main
- Back verandah with water views
- Kitchen and living area with filtered water views
- Modern bathroom

Downstairs:

- Additional bathroom/ laundry
- L shape living area & possible bedroom
- Single drive-through garage

Renovated Granny Flat:

- Modern kitchen
- Stylish bathroom

Ideal Investment Opportunity: Dual income with current rental return of \$570 per week for the house until October 2024 and \$350 per week for the flat leased until August 2024. Contact us today to schedule a viewing and explore the possibilities of this versatile property!

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