

**300 The Boulevarde, Gymea, NSW, 2227**



**House For Sale**

Thursday, 1 August 2024

300 The Boulevarde, Gymea, NSW, 2227

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Versatile Haven

This charming three bedroom house is in a convenient location in the sought after Gymea. On an expansive 626sqm block it is a perfect opportunity to develop (STCA), make a family home or a perfect investment opportunity with a house and studio with bathroom with separate entrance. A newly renovated studio at the rear with separate entrance makes it perfect for a rental opportunity, work from home space or parent retreat.

- Three bedrooms, master with built in and double glazed window
- Open plan living and dining
- Timber floors throughout, air conditioning
- Electric front gate opening to a carport and off street parking
- Studio at the rear with separate entrance and air conditioning, bathroom and kitchen perfect for a parent retreat or investment
- Modern kitchen with 900mm oven and Miele dishwasher
- A huge backyard that seamlessly extends onto a peaceful reserve-perfect for outdoor activities and family gatherings
- Rental expectation for the house: \$980- \$1,050 per week and the studio \$550 - \$600 per week
- Convenient Internal laundry with rear yard access
- Carport and off street parking with electric gate
- 626sqm for a development opportunity (STCA) or the option to land bank
- Walking distance to Gymea North Public school
- Fifteen minute stroll transport options, and shops
- This property is perfect for a variety of needs, whether you're an investor, owner-occupier, developer with potential for separate income or to landbank with excellent returns