

**33 Quinalup Street, Gwandalan, NSW, 2259**

**McGrath**

**House For Sale**

Thursday, 31 October 2024

33 Quinalup Street, Gwandalan, NSW, 2259

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Dual occupancy with development potential

Situated on an 817sqm corner block, this original single level home and additional studio has the development potential to build torrens title residences or an attached duplex (STCA). Set in a quiet location with a gross rental yield of 5.5% making this an ideal property to land bank and slowly acquire development approvals with no rush.

- Three bedroom main residence with ample yard and garage access
- Large living area with renovated bathroom and huge laundry
- Natural fall to sewer mains which corner around the block, not through it
- Currently returning a rental income of \$960 per week
- Separate studio with two bedrooms, single car garage and fenced yard
- In total, five bedrooms and two bathrooms with a split double car lock-up garage
- Rare 817sqm parcel, with an attached duplex on the neighbouring corner block
- An array of pristine local beaches, medical and shopping within a 10 minute drive
- 15 minutes to the M1, 60 minutes to Wahroonga, 45 minutes to Newcastle
- Walking distance to local shops, boat ramps, restaurants and primary school

### KEY DETAILS:

Council Rates \$1,753pa

Water Rates \$1,147pa