

**4 & 4a Eighth Avenue, Toukley, NSW 2263**



**House For Sale**

Wednesday, 26 June 2024

4 & 4a Eighth Avenue, Toukley, NSW 2263

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction

The perfect addition to your investment portfolio. Rare dual residence offering exceptional value for those looking for a property producing strong income, without compromise on a quality position. Completely renovated two bedroom cottage at the front, and brand new two bedroom brick home at the rear, both with minimal maintenance grounds. Both homes are separately metered and ready to either move in or lease with the ability to choose your own tenants. Ideally located only a few doors up from access to the lakefront, in a quiet, leafy street. Enjoy superior rental returns in comparison to other suburbs, combined projection of \$950.00 - \$980.00 per week. Close to all conveniences, with surfing beaches, cafe's, restaurants & shopping all close by. Transport is easy, with multiple bus stops only a stroll away which links to major shopping centres & train stations. Only a short drive to M1 access to Sydney & Newcastle. Whether you're looking to holiday, long term lease, move in with in-law accommodation or rent one to help pay off the mortgage, this is the ideal set up, with nothing left to do in the perfect location. You won't want to miss this!

**Main residence:**

- Two bedroom home
- Large modern kitchen with huge bench space
- Combined living & dining
- Spacious bedrooms with built-in robes
- Renovated bathroom
- Air-conditioning
- New Hot Water System
- Dishwasher
- Washing Machine & Dryer
- Easy care, fully fenced yard
- Separately metered electricity
- Rental appraisal at \$470.00 - \$480.00 per week

**Rear residence:**

- Brand new, two bedroom brick home
- Modern kitchen with large pantry
- Two bedrooms spacious bedrooms
- Spacious combined living & dining
- Air-conditioning
- Modern bathroom, huge laundry w. separate WC
- Solar hot water
- Driveway access with separate off-street parking
- Outdoor alfresco
- Easy care, fully fenced yard
- Separately metered electricity
- Current rental return \$480.00-\$500.00 per week

**Outgoings:-** Council Rates - \$1487.00 approx. per annum- Water Rates - \$1661.00 approx. per annum