

**6 Famata Avenue, Blue Haven, NSW, 2262**



**House For Sale**

Wednesday, 14 August 2024

6 Famata Avenue, Blue Haven, NSW, 2262

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Chris Smith

0403710512

## Dual occupancy property close to shops and school

High returning investment opportunity, two bedroom home upstairs and separate two bedroom home downstairs, separately metered. Set on a level block 150m to the water's edge, and walking distance to local shops, schools and public transport perfect for long term investment close to freeway link road.

- Separated for dual living with private access to both levels
- Potential rent return \$800 per week
- New carpet to upstairs home, neat kitchens to both homes
- Current tenant in place downstairs
- Opportunity to invest and capitalise on the centralised location
- Close to local boat ramp and lakeside path
- Easy drive to beaches and Westfield Shopping Centre
- Short walk to local café, schools and lakeside
- Five minutes to M1, 50 minutes to Wahroongah or Newcastle
- Close to local primary and high schools

### KEY DETAILS:

Council Rates \$1,743pa

Water Rates \$2,126pa