

9 Erudgerree Street, Budgewoi, NSW, 2262



House For Sale

Sunday, 3 November 2024

9 Erudgerree Street, Budgewoi, NSW, 2262

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House

Opposite Beachfront Reserve - Dual Income Earner - Blue Chip Locale

Rare blue chip opportunity in the area's finest beachside locale. The area's most tightly held street, directly opposite the beachfront reserve. Level 651sqm approx. lot with desirable R2 zoning and existing two-storey dwelling, currently leased as a dual rental earner returning \$945.00 per week.

Whether you are looking to land bank for your future dream build, enjoy strong existing rent returns or take advantage of the lucrative Airbnb market - this is by far the most exciting listing Beachside Budgewoi has had to offer in quite some time. Only 150m from the sand and approx. 400m to Budgewoi Circle with recently refurbished Budgewoi Hotel, restaurants & cafes.

It has been over 10 years since the last sale in Erudgerree Street. Act now, stake your claim and reap the future rewards.

- Level 651m2 (approx) R2 zoned lot
- Directly opposite beachfront reserve
- Two storey dual residence
- Three bedroom, two bathroom upstairs
- Two bedroom, one bathroom downstairs
- Double lock up garage
- Carport
- Wide side access to rear yard
- Currently returning \$945.00 per week combined
- Approx. 150m walk to the sand
- Approx. 400m to Budgewoi Circle

Outgoings:

Council Rates - \$2976.00 approx. per annum

Water Rates - \$1015.00 approx. per annum

Land Size - 651sqm approx