



Avoca Beach, 169 The Round Drive

6 Bedroom Dual Occupancy Opportunity



An exceptionally rare opportunity as a dual occupancy block that collectively presents 6 bedrooms and 4 bathrooms in total, alongside multiple living spaces, updated interiors and entertainers' qualities that take full advantage of the day round sun.

Newly updated within and immediate comfortable, whilst additionally boasting ample developmental potential, the primary dwelling is spacious, light filled and exceptionally kept while the private studio flat is an immediate opportunity to pay down your investment with a rarely found 3-bedroom configuration.

Moreover, the lifestyle appeal is exceptional being positioned in a renowned pocket of Avoca Beach that is known for community and situated a mere 3-minute drive to the beach, local schools or major roads and adjoining thoroughfares.

Whether your intention lies in creating your dream family home long term, investing or within the realm of development, 169 The Round Drive is an incredibly versatile opportunity that is as rare as it is exciting.

For Sale
\$1,700,000

View
ljhooker.com.au/1GXNGC1

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Features:

- Dual occupancy block with an immediately viable rental income opportunity and way to pay down investment
- Primary residence with multiple living spaces, versatile rumpus level, 3 spacious bedrooms and recent cosmetic updates throughout including lighting and polished hardwood flooring
- Front and rear balconies for day round sun and low maintenance gardens
- 3 bedroom studio flat with contemporary kitchen and bathroom, large entertainers deck and private driveway
- Split system air conditioning in both dwellings as well as gas points and ample storage
- Combined 6-bedroom premises and 4 bathrooms
- Developmental potential or immediate comfortability
- Exceptionally popular pocket of Avoca renowned for community and lifestyle
- 3-minute drive to the beach and 5-minute drive to Central Coast Highway and adjoining major thoroughfares
- Large water tanks on both dwellings



More About this Property

Property ID	1GXNGC1
Property Type	House
Land Area	1056 m2
Including	Ensuite Air Conditioning Built-in-Robes Carpeted Carport Close to Schools Close to Shops Close to Transport Garage Lounge Pool

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Scale in metres. Indicative only. Measurements and dimensions are approximate.
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INT : 289m²
 EXT : 85m²



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