



## Budgewoi, 14 & 14a Coonanga Avenue

Council Approved - House + Granny Flat

Situated on a 556sqm block in close proximity to local shops, Budgewoi Public School, and the lake, this property represents an outstanding investment opportunity.

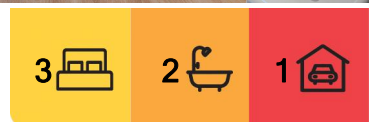
The main residence is generously proportioned, featuring:

- 2 bedrooms with built-in wardrobes
- Air conditioning for year-round comfort
- A spacious living room and a large dining area, which could easily be converted into a third bedroom
- An updated bathroom
- Well-appointed kitchen with a dishwasher
- Single garage
- A fully fenced yard

The main house offers a market rent potential of approximately \$485 per week.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/N12HPC](http://ljhooker.com.au/N12HPC)

**Contact**  
**Kimberly Bell**  
0410 437 031  
kbell.budgewoi@ljhooker.com.au  
**Damian Montgomery**  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

**LJ Hooker Budgewoi | Toukley**  
**(02) 4390 5555**

At the rear, accessible via side access to the left of the garage, is a modern, council-approved granny flat (built in 2018), comprising:

- Large bedroom with a built-in wardrobe
- Open-plan living area
- Air conditioning
- Contemporary bathroom and kitchen facilities

Currently returning \$375 per week, the granny flat further enhances the property's rental yield.

With its dual income potential and prime location, this property offers a secure investment with excellent growth prospects.

**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

## More About this Property

<b>Property ID</b>	N12HPC
<b>Property Type</b>	House
<b>Land Area</b>	556 m2
<b>Including</b>	Air Conditioning Toilets (2) Deck Dishwasher Floorboards Built-in-Robes

**Kimberly Bell 0410 437 031**

Sales - Licensed Agent | [kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)

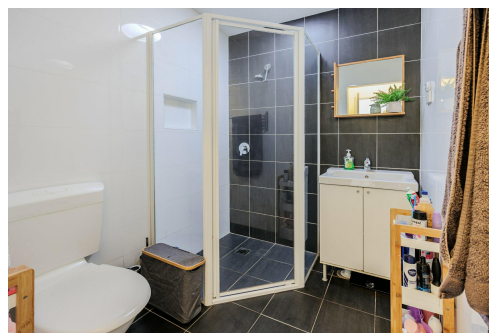
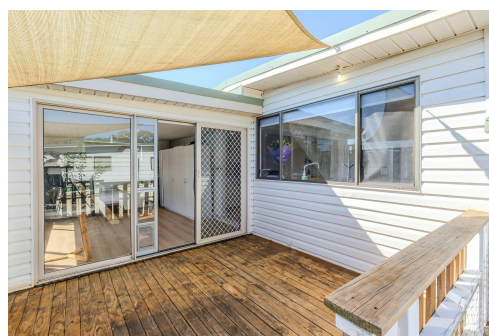
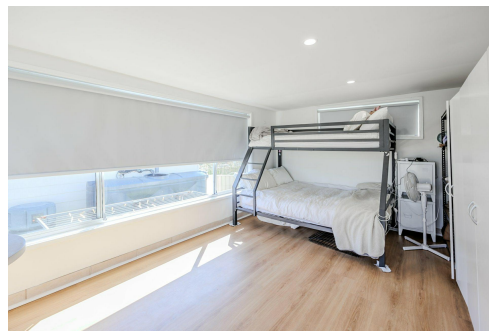
**Damian Montgomery 0414 856 932**

Principal, Licensed Agent, JP | [dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

**LJ Hooker Budgewoi | Toukley (02) 4390 5555**

85-87 Scenic Drive, BUDGEWOI NSW 2262

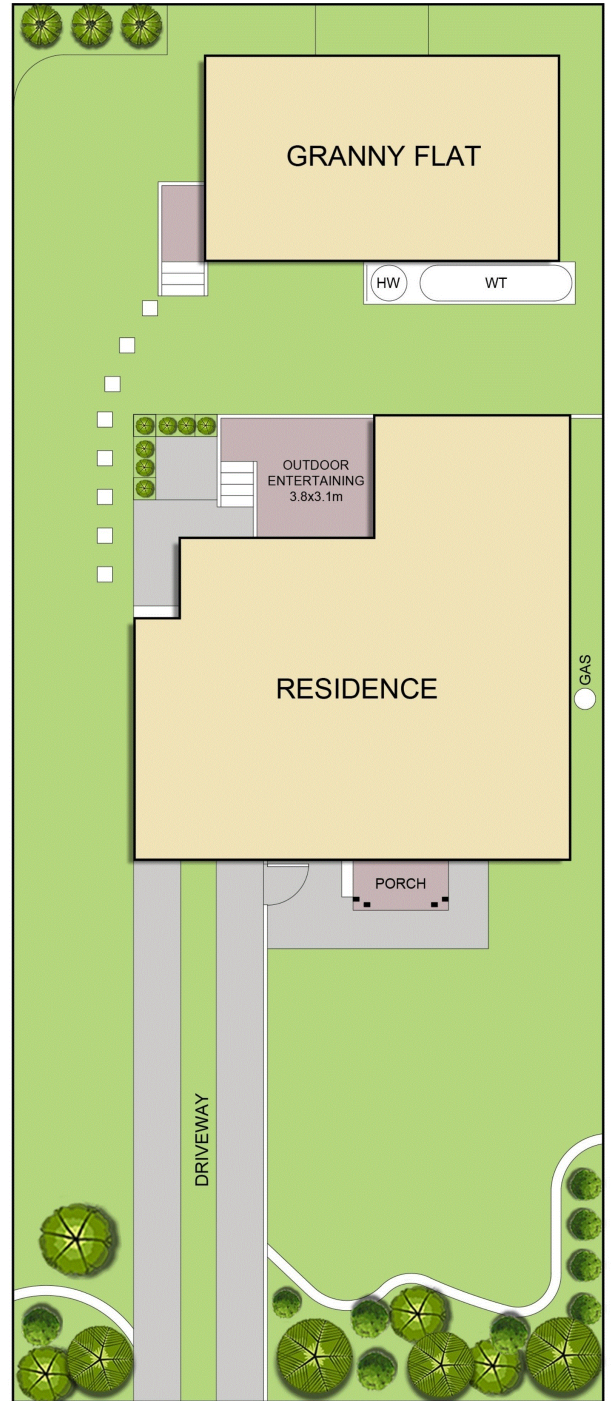
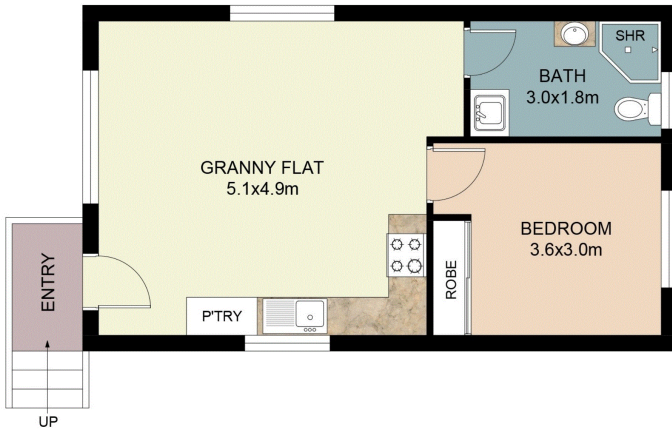
[budgewoi.ljhooker.com.au](http://budgewoi.ljhooker.com.au) | [budgewoi@ljhooker.com.au](mailto:budgewoi@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Budgewoi | Toukley  
(02) 4390 5555**



FLOOR PLAN

SITE PLAN

All measurements are in metres and are approximate.