



Erowal Bay, 1 Second Avenue

GROSS RENT RETURN 5.2%

This rare offering returns \$1,300.00 per week and is situated in the highly sought after suburb of Erowal Bay, yet only a few minutes drive to the famous Hyams Beach.

This 2 storey brick and tile home has 3 totally self contained residences, all under current leases and also providing a healthy return.

Upstairs is residence 3, there are 4 bedrooms, all offering built-in robes, main bathroom, second bathroom within the laundry, single garage with remote access, open plan kitchen, huge living/dining room, and wait for it, step out onto either of the 2 undercover terraces and be blown away with the 180 degree water views of St George's Basin.

Venture back downstairs and you discover residences 1 and 2, both offer 2 bedrooms, bathroom, laundry, spacious living/dining area and an open plan kitchen.

Residence 1 has a single garage with remote and internal access, residence 2 has several car spaces.

This unique property rests on a generous 1012 sqm level block offering side access for the boat or caravan and even sufficient backyard space for future development (s.t.c.a.).

8

4

2

For Sale
\$1,350,000

View
ljhooker.com.au/5DJHSD

Contact
Peter Rapley
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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.

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(02) 4421 2957

Only a short drive to beaches, Vincentia Market Place, and the town of Huskisson, with it's huge offering of restaurants, clubs, pubs, whale and dolphin cruises, fishing and many variety shops.

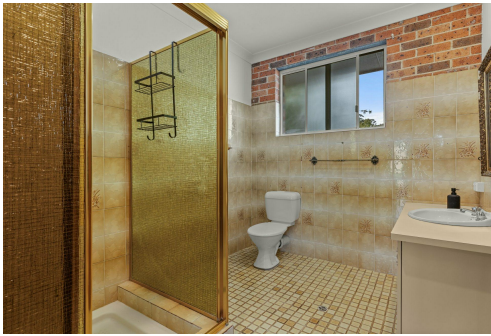
This one would suit the astute investor, holiday home, or ideal for the largest of families. Please give Peter a call on 0402 267 411 to arrange a private inspection.

More About this Property

Property ID	5DJHSD
Property Type	House
Land Area	1012 m²
Including	Balcony Built-in-Robes Secure Parking

Peter Rapley 0402 267 411
Licenced Real Estate Agent | prapley.nowra@ljhooker.com.au

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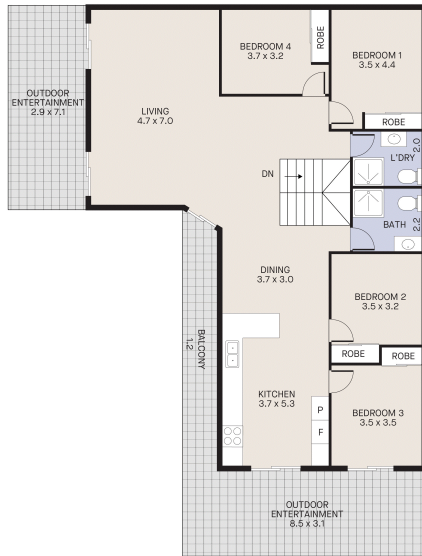
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BBQ

SHED
3.3 x 3.2

FIRST FLOOR



GROUND FLOOR

