



## Forster, 31a & 31b Bruce Street

Two Houses - One Title: An Exceptional Opportunity in Forster

Discover a unique property opportunity in the highly, sought-after Forster area, offering two charming homes under a single title. Whether you're looking to invest, live or develop, these properties present versatile options in a prime location close to lakes, beaches, and the vibrant CBD. Both homes make an attractive choice for tenants and owners alike.

### Property Highlights:

- \* Two separate homes on one title; ideal for investment or future development
- \* 2 x 3 bedroom, 1 x bathroom homes with single carports
- \* Located in a highly desirable Forster suburb, close to Lake, beaches, and CBD
- \* Blackbutt flooring throughout both homes for a warm, natural aesthetic
- \* Outdoor covered patio perfect for entertaining and relaxing
- \* Generous backyards providing ample outdoor space



**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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**For Sale**  
\$999,000

**View**  
By Appointment

**Contact**  
**Luke Crane**  
0419 279 776  
luke.crane@ljhft.com.au

**LJ Hooker Forster | Tuncurry**  
**(02) 6591 6400**

- \* Large living and dining areas for comfortable living
- \* One home currently rented at \$380 per week (market value approximately \$480 per week)
- \* The second home is advertised and expected to receive around \$480 per week
- \* Reverse-cycle air conditioning
- \* Separate electricity metering - each house has individual electricity meters
- \* Combined water usage - Water is shared between the houses, with a single water meter covering the total usage for both.

This property offers a fantastic opportunity to secure a dual residence in a prime location, suitable for immediate rental income or future development potential.

Call Luke Crane today on 0419 279 776 to arrange a private viewing.

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## More About this Property

Property ID	1EKEF5Y
Property Type	House
House Size	594 m2
Including	Air Conditioning Toilets (2)

**Luke Crane 0419 279 776**  
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**31A & 31B Bruce Street,  
Forster, NSW 2428**

Internal floor area: 81 m<sup>2</sup>



Plans and dimensions are made as accurately as possible, however these are to be used as a guide and slight variations may be possible.