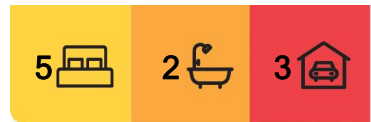


## Glenning Valley, 2 Jacaranda Avenue

Exceptional Dual Occupancy in Sought-After Location



Situated in the highly sought after Glenning Valley, this freshly renovated house and modern, council approved granny flat offers unparalleled flexibility. Designed with coastal style and modern sophistication, this dual occupancy provides the perfect opportunity for either family life or a high-yield investment, with a combined rental potential of \$1,160 - \$1,200 per week.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/WE1GJF](http://ljhooker.com.au/WE1GJF)

**Contact**  
**Regan Coles**  
0456 881 738  
[regan.coles@ljhooker.com.au](mailto:regan.coles@ljhooker.com.au)

With an extensive list of exceptional features, both properties blend indoor and outdoor living, creating a space to enjoy for years to come.

Main Features Include:

- \* Freshly Renovated house - Move in and enjoy this summer with everything freshly updated.
- \* Modern Granny Flat - built in 2019, with courtyard and fully fenced yard.



**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 Tumbi Umbi | Killarney  
Vale | Bateau Bay  
(02) 4389 1722**

- \* Separate setup &dash; With no expense spared the Granny flat is separately metered for electricity and NBN internet.
- \* Stunning bathroom to house - Featuring stone vanity, frameless shower and floor to ceiling tiles.
- \* 5 Bedrooms &dash; With a total of 5 bedrooms, all with mirrored built ins, there is room for everyone.
- \* Elegant Touches - Plantation shutters, split system AC, and much more.
- \* Fully Fenced Yard - Child and pet friendly space for both the house and granny flat.
- \* Expansive Undercover Alfresco Area - Perfect for year round outdoor living and entertaining for the house.
- \* Quiet location & community - Nestled in a secluded suburb with limited access, providing a peaceful atmosphere and minimal through traffic.
- \* Town Gas - For convenience and efficiency.
- \* Prime Location - Perfectly positioned in a sought-after area, just minutes from major shopping centres, the freeway, and a short drive to the beautiful Shelly Beach.

Set on a 599 sqm block, this home offers an ideal balance of space, convenience and flexibility. Dual occupancies at this level for sale are rare. Contact Regan now for more information!

Agent declares interest.

Disclaimer: All information contained herein is gathered from sources we consider reliable. However, we cannot guarantee or warrant the information provided. All images, borders, property boundaries, and floor plans are indicative and for illustrative purposes only. Development potential stated herein is suggestive only and may be subject to relevant approvals. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

## More About this Property

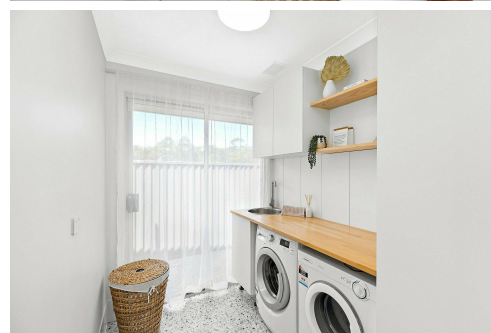
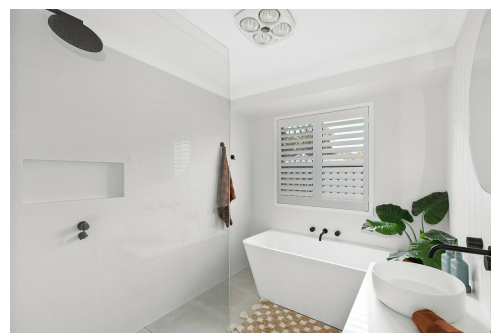
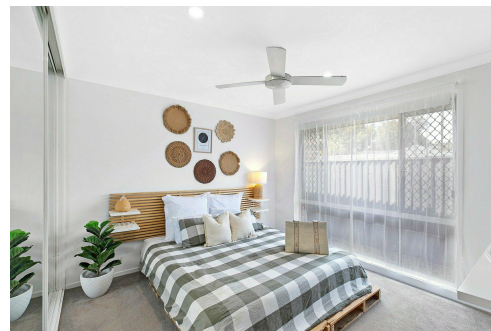
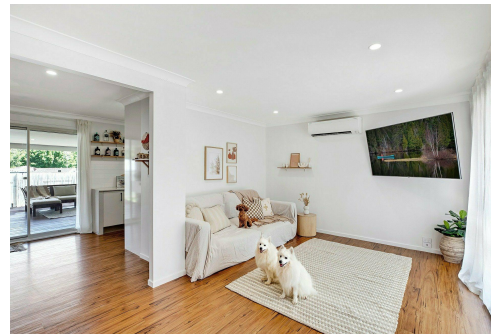
<b>Property ID</b>	WE1GJF
<b>Property Type</b>	House
<b>Land Area</b>	599 m <sup>2</sup>

**Regan Coles 0456 881 738**

Sales Consultant | [regan.coles@ljhooker.com.au](mailto:regan.coles@ljhooker.com.au)

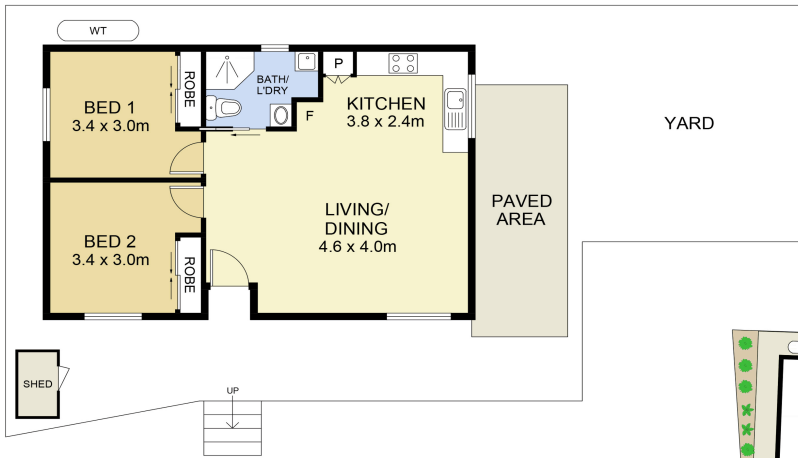
**LJ Hooker Tumby Umbi | Killarney Vale | Bateau Bay (02) 4389 1722**

Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261  
[tumbiumbi.ljhooker.com.au](http://tumbiumbi.ljhooker.com.au) | [tumbiumbi@ljhooker.com.au](mailto:tumbiumbi@ljhooker.com.au)

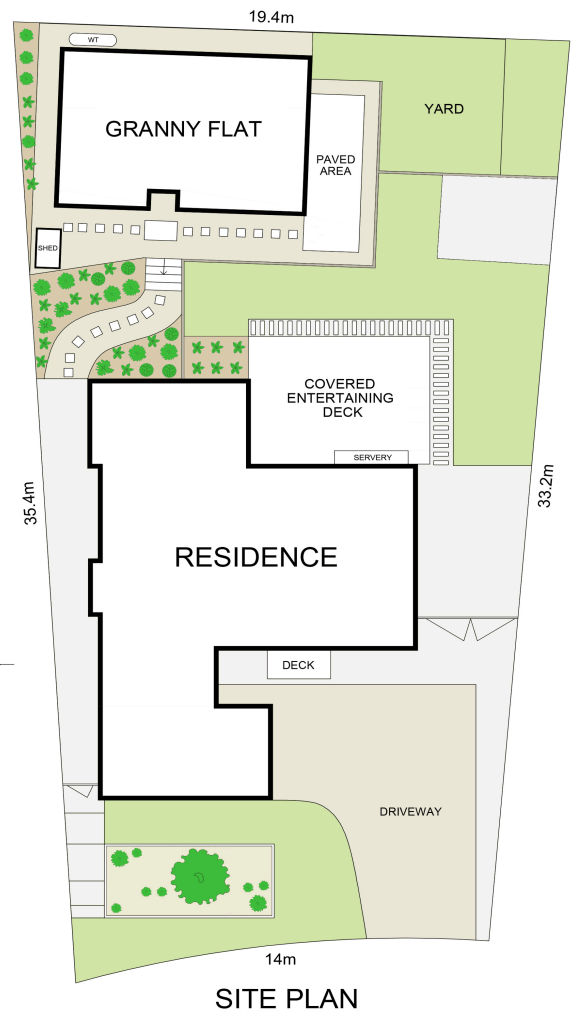


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### GRANNY FLAT



0 1 2 3 4 5  
SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 167m<sup>2</sup>  
EXT : 95m<sup>2</sup> **NOT TO SCALE**



## 2/2a Jacaranda Avenue, Glenning Valley