







23 Casuarina Drive, Halls Head

Bring Your Ideas, Unlock the Potential and Make This Halls Head Home Shine!

Jessica Kaku is proud to welcome you to 23 Casuarina Drive, Halls Head!

Set on a generous 651m² block, this four-bedroom, two-bathroom home offers a practical floorplan, spacious living areas and plenty of room to add your own personal touch.

Whether you're a first-home buyer looking to get into the market, a growing family wanting a home you can make your own, or an investor searching for a property with future potential, this is an opportunity worth exploring.

Currently tenanted on a periodic lease (month-to-month), the property also offers flexibility for buyers looking to secure their next investment or plan for the future, subject to the applicable tenancy arrangements.

The heart of the home:

Stepping inside, you'll appreciate the practical layout, with separate

4 2 2

FOR SALE
$749,000 - All Offers Presented!

VIEW
By Appointment

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living spaces providing plenty of room for the whole family.

Positioned at the front of the home, the separate living room overlooks the garden, creating a comfortable space to relax away from the main living area.

Moving further into the home, you'll find the central kitchen overlooking the spacious dining and family area. Featuring a breakfast bar, electric oven, gas hotplates, generous pantry, fridge recess and convenient shopper's entrance from the carport, the kitchen offers a functional layout with plenty of scope to update and make it your own.

The adjoining dining and family area provides plenty of room for everyday living, with direct access to the outdoors. A reverse-cycle split-system air conditioner services this area, helping keep the home comfortable throughout the seasons.

Room for the whole family:

The master bedroom is generously proportioned and features a walk-in robe and private ensuite, complete with vanity, shower and toilet.

Three additional bedrooms are positioned nearby, each featuring built-in robes and offering flexibility for children, guests or even a home office.

The main bathroom includes a vanity, bath and separate shower, with the added convenience of dual access from the hallway and adjoining bedroom.

A separate toilet is located off the laundry, which also provides external access to the backyard.

Step outside:

One of the standout features of this property is the generous outdoor space.

The spacious backyard offers plenty of room to enjoy, with a secure yard, garden shed and large covered patio area.

Whether you're entertaining family and friends, enjoying a summer BBQ or simply looking for somewhere to unwind outdoors, the covered patio provides a great space to make the most of the warmer months.

The double carport also features drive-through access to the backyard, adding excellent practicality and providing additional flexibility for those needing extra space.
A location worth enjoying:

Conveniently positioned in the established suburb of Halls Head, this property places everyday essentials within easy reach.

With local shops, parks, public transport and a range of amenities nearby, you'll have everything you need close at hand.

Families will appreciate the proximity to Halls Head Community College and Halls Head Primary School, while the beautiful coastline is just a short drive away.

FEATURES YOU'LL LOVE:

· Generous 651m² block
· Four bedrooms and two bathrooms

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· Two toilets
· Master bedroom with walk-in robe and ensuite
· Three minor bedrooms with built-in robes
· Two living areas
· Central kitchen with breakfast bar and generous pantry
· Electric oven and gas hotplates
· Spacious dining and family area
· Reverse-cycle split-system air conditioning
· Main bathroom with bath and separate shower
· Laundry with separate toilet and external access
· Double carport with drive-through backyard access
· Large covered outdoor entertaining area
· Secure backyard with garden shed
· Currently tenanted on a periodic lease

KEY DETAILS:
" Land Area: 651m²
* Build Area: 155m²
• Year Built: 1997
• Bedrooms: 4
• Bathrooms: 2
" Toilets: 2
" Estimated Rental Return: $650—$680 per week
• Tenancy: Currently tenanted on a periodic lease (month-to-month)

RATES:
• Council Rates: Approximately $2,388.32 p.a.
• Water Rates: Approximately $1,584.42 p.a.

With its generous block, practical floorplan, spacious outdoor entertaining area and opportunity to add your own personal touch, this Halls Head property is packed with potential.

Whether you're looking to invest, renovate or create a home that suits your lifestyle, this is an opportunity not to be overlooked.

Bring your ideas, roll up your sleeves and imagine the possibilities!

To arrange your private inspection, contact Jessica Kaku on 0422 114 037.

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MORE DETAILS

Property ID	4TWSFF2
Property Type	House
House Size	155 m2
Land Area	651 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes











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TOTAL: 142 m2
1st floor: 142 m2
EXCLUDED AREAS: CARPORT: 28 m2, PORCH: 10 m2, COVERED PATIO: 53 m2, PATIO: 16 m2, WALLS: 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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