

Killarney Vale, 48 Cunningham Road

Fantastic Investment Opportunity 3-Bedroom House + 1-Bedroom Granny Flat!

An incredible investment opportunity awaits! This property features a spacious 3-bedroom house and a contemporary 1-bedroom granny flat, both with excellent rental returns and modern finishes to the granny flat.

Main House:

- Split-level layout with separate kitchen, dining, and living spaces.
- Split-system air conditioning.
- Three bedrooms, with all with built-in robes.
- Main bathroom with separate bath and shower.
- Private, fully fenced backyard.
- Internal laundry.
- Single lock-up garage and carport.



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/WH8GJF

Contact
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Belinda Bond
0400 544 557
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LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay
(02) 4389 1722

- Currently returning \$520/week.

Granny Flat:

- Open plan living / kitchen and dining area.
- Contemporary finishes and fittings throughout.
- Split system air conditioning.
- Main bedroom with built in robe.
- LPG gas.
- Fully private, fenced backyard.
- Currently returning \$370/week.

Features & Highlights:

- Total Weekly Rent: \$890 with potential to increase.
- Solid investment with high rental demand in the area.

This property offers the perfect combination of space, privacy, and consistent rental income. Don't miss out—schedule a viewing today!

The Location:

- 700 m to Brooke Avenue Public School.
- 750 m to Coles Killarney Vale.
- 1 km to Tuggerah Lake and Cycleway.
- 1.5 km walk to Tuggerah Lakes Secondary College.
- 2.1 kms to Bay Village Square
- 2.8 kms to Shelly Beach Golf Course.
- Approximately 10 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.



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More About this Property

Property ID	WH8GJF
Property Type	House
Land Area	580 m2

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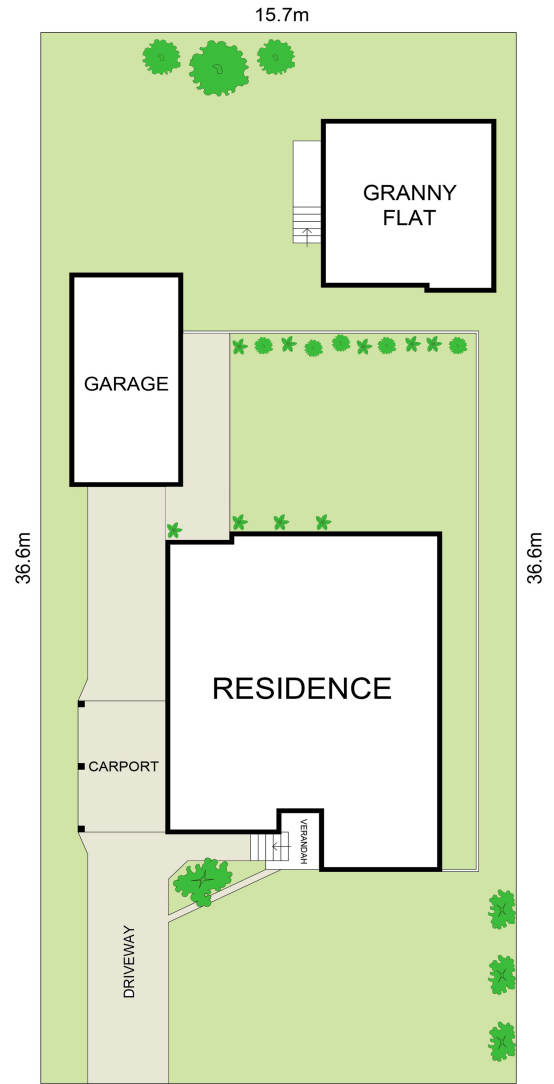
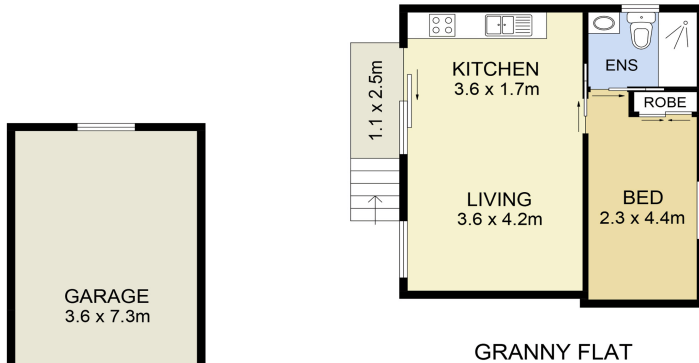
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0 1 2 3 4 5 SCALE (METRES)

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 : 156m²
EXT : 21m² **NOT TO SCALE**



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