



34 Thompson Street, Long Jetty

## Double Your Return!!

Situated in a sought-after coastal location and set on a 638.6 sq/m block and within an easy stroll to Long Jetty Cafes and shops, is this idyllic double rental opportunity.

Separately metred for water and electricity.

The main dwelling is an original Long Jetty home with plenty of character and features:

- A main living area with fireplace and timber floorboards.
- Two bedrooms with adjoining sunroof.
- Kitchen with dishwasher.
- Updated bathroom.
- Separate family room.
- Private fenced yard.
- Front parking bay.

The granny flat is privately set at the rear and has vehicle access and parking spot enabling you off street parking.

Featuring:

- Living area with air conditioning and flooring.
- Modern kitchen.
- Bathroom with laundry facilities.
- Two bedrooms both with built in robes.

4 2 2

### FOR SALE

Price Guide: \$1,350,000

### VIEW

Sat 21st Feb @ 10:00AM - 10:30AM

### AGENTS

Justin Bond  
0406 999 007  
justin.bond@ljhooker.com.au

Belinda Bond  
0400 544 557  
belinda.bond@ljhooker.com.au

### AGENCY

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Private rear courtyard.
  - Allocated parking bay.
- Both of these properties capture an abundance of natural light and the generous block allows for space between the two dwellings.

The primary dwelling is returning \$550 per week with lease expiring February 27, and granny flat is returning \$470 per week on a lease expiring in November 26.

The Location:

- " 270 m to Long Jetty Café's
- 1.6 kms to the sands of Toowoona Bay
- 2.4 kms to The Entrance Ocean Baths and Ocean Front Hotel
- 2.0 kms to The Entrance Town Centre
- 2.3 kms to Shelly Beach Golf Club and Beach
- 2.8 kms to Bay Village Square.
- Approximately 12 kms to Tuggerah Station, M1 Motorway and Westfield Tuggerah.

Do not miss out on this opportunity to secure this established investment in a blue-chip location.

For further information be sure to contact Justin or Belinda Bond today!

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.

## MORE DETAILS

Property ID	WV7GJF
Property Type	House
Land Area	638.6 m2

**Justin Bond 0406 999 007**

Principal - Licensee | [justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)

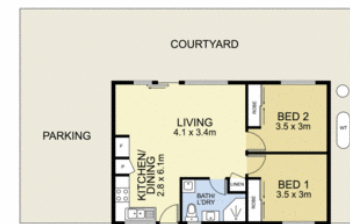
**Belinda Bond 0400 544 557**

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SITE PLAN

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 : 158 m<sup>2</sup>  
EXT : m<sup>2</sup> NOT TO SCALE



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