



Marks Point, 5 Ashley Street

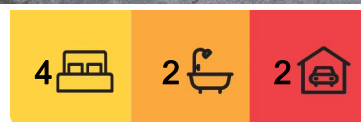
ONE FOR THE ASTUTE INVESTOR OR SAVVY OWNER
OCUPIER

PREVIEW CLOSING 19.10.2024 AT 5PM - ALL OFFERS TO BE SUBMITTED ON OR
BEFORE THIS DATE.

Tightly held in the same family since its conception in the 1960's, here's your opportunity to
own this one-of-a-kind residence that's being offered to the open market for the first time.

All on one title and comprising of two recently updated, two-bedroom, one-bathroom, dual
living, and single garage units. Your options include living in one and renting the other or
renting both for a combined potential weekly rent of \$920 - \$960pw.

Life will be a breeze with a flat walk to local schools, sports club, café's, golf club and the
shores of Lake Macquarie.



For Sale
CONTACT AGENT

View
ljhooker.com.au/XY9HN8

Contact
Michael Velkovski
0414 332 000
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Rebecca Velkovski
0410 524 437
rebecca.velkovski@ljhooker.com.au



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 Warners Bay
(02) 4915 3800

Unit 1

- *Brand new flooring throughout kitchen, bedrooms and living.
- *Two bedrooms both with built in wardrobes.
- *Modern bathroom with separate w/c.
- *Modern kitchen with electric cooking and ample bench and cupboard space.
- *Carpeted lounge and dining room with split system air conditioner.
- *Second living space.
- *Large laundry.
- *Single garage.
- *Fully fenced rear yard.



Unit 2

- *Near new flooring throughout kitchen, bedrooms and living.
- *Two bedrooms both with built in wardrobes.
- *Modern bathroom with separate w/c.
- *Modern kitchen with electric cooking and ample bench and cupboard space.
- *Carpeted lounge and dining room with split system air conditioner.
- *Second living space.
- *Large laundry.
- *Single garage.
- *Fully fenced rear yard.



*Currently lease for \$450pw.

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.



More About this Property

| | |
|---------------|----------------------|
| Property ID | XY9HN8 |
| Property Type | House |
| Land Area | 923.2 m ² |

Michael Velkovski 0414 332 000

Sales Executive | michael.velkovski@ljhooker.com.au

Rebecca Velkovski 0410 524 437

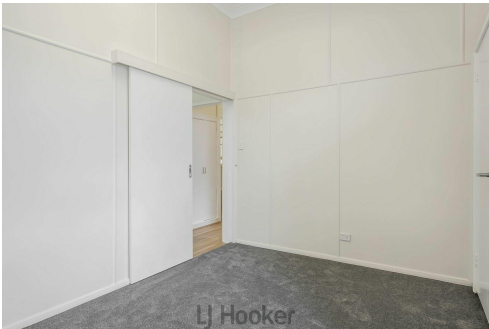
Sales Associate to Michael Velkovski | rebecca.velkovski@ljhooker.com.au



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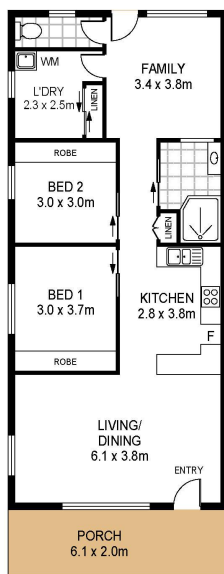
Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282

warnersbay.ljhooker.com.au | warnersbay@ljhooker.com.au

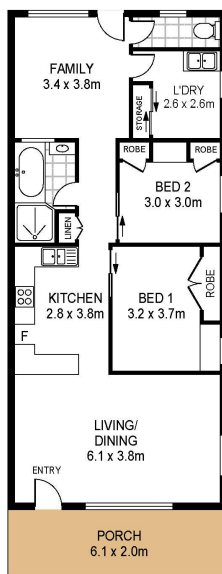


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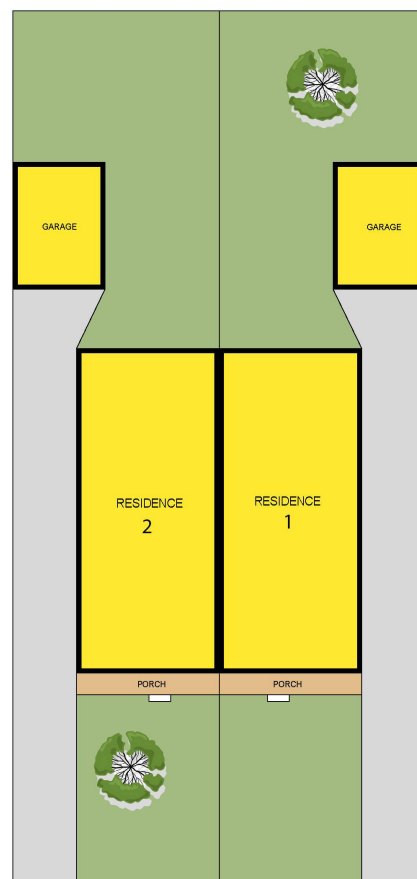
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2/5 Ashley Street, Marks Point
Total Internal Floor Area: 88 sqm



1/5 Ashley Street, Marks Point
Total Internal Floor Area: 88 sqm



5 Ashley Street
Marks Point



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.



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