



## North Rothbury, 29 Kinnavane Road

### Fantastic Dual Income Opportunity

- This versatile property must be sold as the vendor is relocating overseas
- The property comprises two separate dwellings
- Ideal for investment or the extended family, vacant possession available if required

The home comprises:

- Four bedrooms, main bedroom with ensuite
- Large kitchen with dishwasher, adjoining the tiled living and dining room
- Front verandah with mountain views
- Alfresco area
- Double garage with automatic door and internal access
- The large fourth bedroom can be used as a second living room or home office
- The home has light modern inclusions along with ducted air conditioning

The two storey fully furnished townhouse comprises:

- Large open living and dining room adjoining the kitchen
- Large bedroom with built in robe



**For Sale**  
\$890,000 - \$940,000

**View**  
[ljhooker.com.au/10S4F79](http://ljhooker.com.au/10S4F79)

**Contact**  
**Michael Cruickshanks**  
0409 362 130  
[michael@ljhv.com.au](mailto:michael@ljhv.com.au)



**LJ Hooker Singleton**  
**(02) 6572 4930**

**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.

- Bathroom
- Split system air conditioner
- Double garage
- Covered deck and balcony with extensive district and mountain views

The house is currently leased at \$590 per week and the town house \$460 per week, both totalling \$1,050 with scope to increase the rents. Currently returning approximately 6% this is an ideal investment or perfect for those with an extended family. You cannot miss with this property, great for the large family or the savvy investor. This property must be sold quickly.

Contact Michael Cruickshanks to arrange your private inspection today.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## More About this Property

<b>Property ID</b>	10S4F79
<b>Property Type</b>	House
<b>Land Area</b>	813.3 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Ceiling fans

**Michael Cruickshanks 0409 362 130**  
 Licensee | michael@ljhvh.com.au

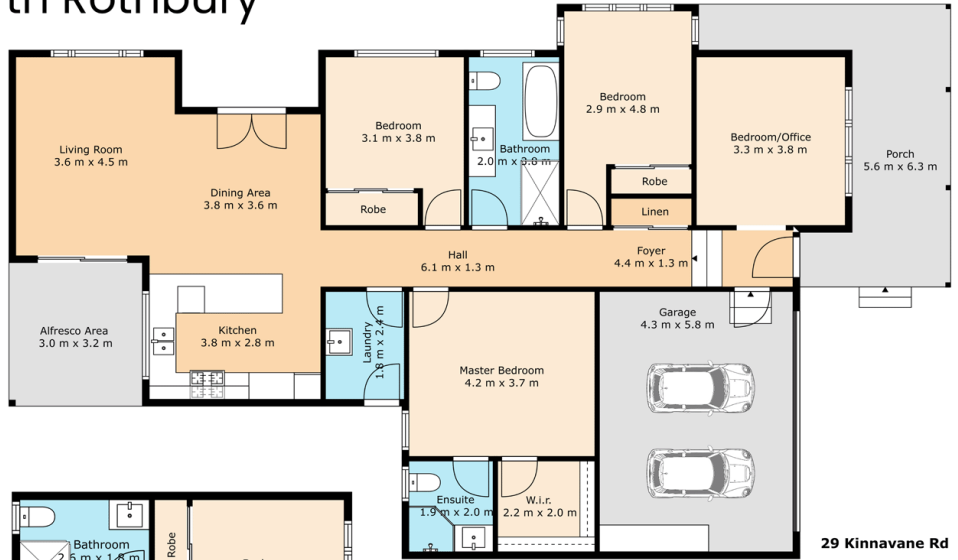
**LJ Hooker Singleton (02) 6572 4930**  
 7/172 John Street, SINGLETON NSW 2330  
 singleton.ljhooker.com.au | reception@ljhvh.com.au



**LJ Hooker Singleton**  
**(02) 6572 4930**

**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.

# 29 Kinnavane Rd, North Rothbury



29 Kinnavane Rd

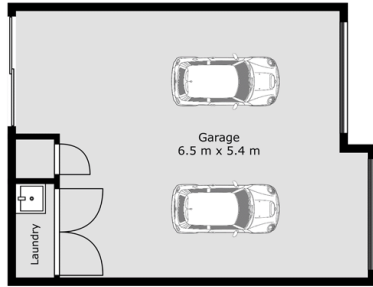
**TOTAL: 130 m<sup>2</sup>**

FLOOR 1: 130 m<sup>2</sup>

EXCLUDED AREAS: COVERED PATIO: 10 m<sup>2</sup>

PORCH: 19 m<sup>2</sup>, GARAGE: 25 m<sup>2</sup>

NOT IN ACTUAL LOCATION



19 Rampling Ave

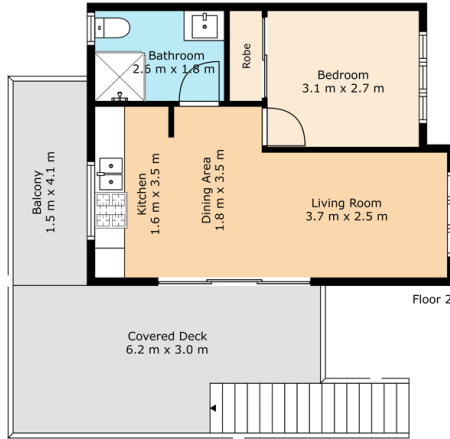
Floor 1

**TOTAL: 39 m<sup>2</sup>**

BELOW GROUND: 2 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 34 m<sup>2</sup>

COVERD DECK: 20 m<sup>2</sup>, BALCONY: 6 m<sup>2</sup>



Floor 2

ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY  
 © 2024 Rite Angle Media - All rights reserved  
[www.riteanglemedia.com.au](http://www.riteanglemedia.com.au)



**LJ Hooker Singleton**  
 (02) 6572 4930

**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.