



15 Tuggerah Parade, The Entrance

SELLING FOR WAY BELOW REPLACEMENT VALUE

Welcome to 15 Tuggerah Parade, the next property for the strategic investor, the advantages are clear — and rarely this compelling.

This unique holding comprises two fully self-contained residences, each with four bedrooms, three bathrooms, and secure garaging — all on a single title.

The dual configuration provides immediate flexibility, whether held as two long-term tenancies, structured as a 'live in one, lease the other' arrangement, or adapted for short-stay accommodation to capture higher yields.

Investment Pathways:

- Dual Income Stability – Two residences that can generate consistent rental returns, week after week.
- Flexible Occupancy – Live in one, lease the other, or utilise as extended family accommodation without compromise.
- Short-Stay Potential – The layout, scale, and waterfront reserve position make the property a natural fit for holiday rental demand.
- Capital Growth Security – A substantial 752m²;

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FOR SALE
EXPRESSION OF INTEREST

VIEW

By Appointment

AGENTS

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AGENCY

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allotment in a tightly held lakeside location, positioned for long-term value.

Beyond the numbers, the lifestyle driver adds to the investment case. Reserve-front on Tuggerah Lakes, the property enjoys natural privacy created by the tree-lined outlook, with water access only steps away. It's a setting that appeals equally to tenants, guests, and owner-occupiers. The Entrance itself continues to grow in popularity, combining surf beaches, vibrant dining, and family-friendly amenities, all within easy reach of Sydney and Newcastle.

It is rare to find a holding of this scale, in this location, with such clear income flexibility. This is more than an investment — it's a portfolio cornerstone.

Property Snapshot

- Potential Rent Unit 1: \$850.00 per week
- Potential Rent Unit 2: \$850.00 per week
- Rates: \$2,502.05 per annum
- Water: \$994.02 per annum

MORE DETAILS

Property ID	17C4F7M
Property Type	House
Land Area	752 m2
Including	Ducted Cooling Balcony Built-in-Robes Secure Parking Remote Garage

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