



4 Eighth Avenue, Toukley

## Council Approved Dual Income!

Tucked away in the highly desirable Toukley Avenues is this investment opportunity. With dual income already in place, the renovated cottage at front includes 2 bedrooms, the master with built ins, a smart open plan kitchen, living area, new flooring and air-conditioning. The front veranda is inviting along with a backyard/courtyard space for entertaining and is currently returning \$470 per week.

The new council approved brick granny flat in the rear has 2 bedrooms the main with built-ins, a stylish bathroom with separate shower. The neat kitchen with large pantry that opens up to the comfortable living area, along with a covered outside entertaining space. There is also air-conditioning, solar hot water, wide driveway access and is currently returning \$550 per week.

Both properties are separately metered for electricity and with Budgewoi lake at the end of the street, along with Toukley Golf Club just around the corner, multiple bus stops only a short stroll. Returning a combined \$1020 per week with 2 great tenants in place, this is an opportunity not to be missed.

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### FOR SALE

\$1,199,000

### VIEW

Sat 21st Feb @ 1:30PM - 2:00PM

### AGENTS

Norman Schwarz  
0412 559 425  
nschwarz.budgewoi@ljhooker.com.au

Damian Montgomery  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

### AGENCY

LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

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



accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

## MORE DETAILS

Property ID	NFZHPC
Property Type	House
Land Area	537 m2
Including	Toilets (2)

### Norman Schwarz 0412 559 425

Sales - Licensed Agent | [nschwarz.budgewoi@ljhooker.com.au](mailto:nschwarz.budgewoi@ljhooker.com.au)

### Damian Montgomery 0414 856 932

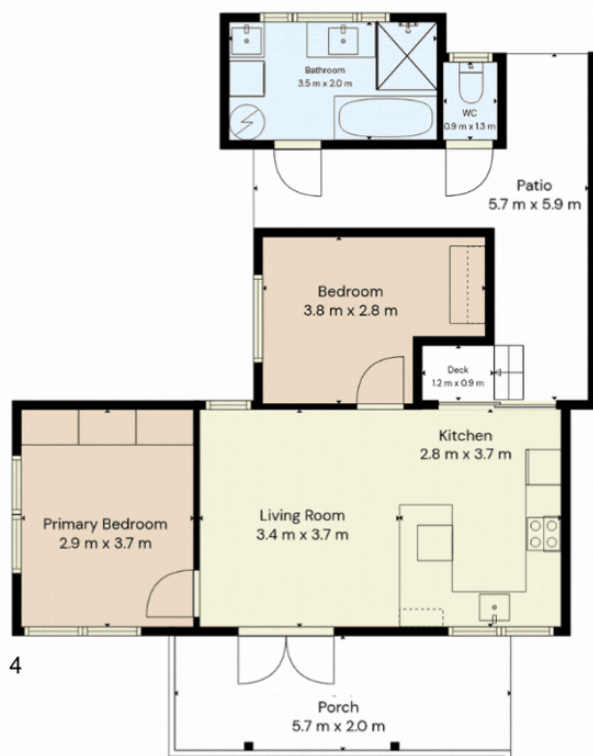
Principal, Licensed Agent, JP | [dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

### LJ Hooker Budgewoi | Toukley (02) 4390 5555

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## FLOOR PLAN

All measurements are in metres and are approximate. The information provided is gathered from sources we consider reliable, but we cannot guarantee its accuracy. Interested parties should conduct their own inquiries.

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