



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

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AGENCY

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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

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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.

4/4A Eighth Avenue, Toukley