



67 Spurs Drive, Wellington Point

## OUTSTANDING INVESTMENT OPPORTUNITY - GENUINE DUAL LIVING WITH SEPARATE DWELLINGS

LOCATED IN HIGHLY SOUGHT AFTER WELLINGTON POINT - THIS IMPRESSIVE HOME CATERS FOR THOSE LOOKING FOR DUAL LIVING AND COMPLETE SEPARATION... LIVE IN ONE AND RENT ONE OUT, KEEP EXISTING TENANTS ON BOARD OR MOVE YOUR EXTENDED FAMILY IN !




### Main House

- Spacious open plan design featuring formal lounge, dining and second living
- 3 good size bedrooms and semi ensuite/2 way main family bathroom
- Practical kitchen with good storage looking out to the gardens

### 2nd Dwelling - Wheel chair accessible

- Ramps to front door - wide spaces to assist manoeuvring
- 2 Bedrooms and large purpose designed bathroom
- Grab rails in shower & toilet
- Modern kitchen with stone benchtops

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.

5  2  2 

### FOR SALE

\$1.3M+

### VIEW

By Appointment

### AGENTS

Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500



Huge 805m2 block with established landscaping for privacy and peace. The houses are separated by and share an enormous entertaining area with room for the while family.  
Single lock up garage and single carport

EXCELLENT TENANT IN PLACE WOULD LIKE TO STAY ON. THIS IS AN EXCEPTIONAL PROPERTY WITH FUTURE POTENTIAL DEVELOPMENT AS WELL AND STRONG CURRENT RETURN WHILE YOU HOLD

**Additional Property Information:**

Tenanted returning \$1111pw with CPI built in to extendable lease  
Rates Approx \$1,630 per qtr incl water  
Built 1990  
Furniture has been digitally removed

**MORE DETAILS**

Property ID	BU2JF2S
Property Type	House
House Size	248 m2
Land Area	805 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings  
Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

**Alex Mitchell 0418 540 179**

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67 Spurs Drive **WELLINGTON POINT**

5 | 2 | 2 | 248m<sup>2</sup>

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