

# 21 William Beach Road, Kanahooka, NSW 2530

## Block Of Units For Sale

Friday, 12 April 2024

21 William Beach Road, Kanahooka, NSW 2530

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: Block Of Units**



Tracey McDonald  
0404033533

**\$900,000 - \$950,000**

Welcome to a property that offers not only a solid investment opportunity but also the potential for a fantastic lifestyle arrangement. Presenting two homes separately metered, this unique offering is situated in a prime location, providing a multitude of possibilities for investors and those seeking a versatile living space. The first residence is a spacious 3-bedroom home, boasting a generous living area, ample cupboards, and extensive bench space in the kitchen. Built-in robes enhance the bedrooms, while a garage and a sunroom offer additional living and storage spaces. The highlight is the sizable backyard, providing a tranquil retreat with the added advantage of no rear neighbors, ensuring privacy and peace. Currently leased at \$490 per week, the 3-bedroom home not only adds value to your investment but also guarantees a steady return. The second home is a 2-bedroom unit featuring an updated kitchen and bathroom, complete with its own laundry facilities. Currently leased at \$390 per week, this unit provides a complementary income stream, contributing to the overall attractiveness of this dual-residence property. Convenience is key, with great side access down the home allowing easy entry to the backyard. This feature enhances the property's appeal, providing flexibility for potential future developments or expansions (STCA). Beyond the investment potential, this property offers a remarkable lifestyle opportunity. Imagine living independently in the 3-bedroom home while having family members close by in the 2-bedroom unit. Alternatively, explore the possibilities of running a home business, taking advantage of the separate residences. The property's location adds further appeal, positioned up the road from a soccer reserve, a short walk to the Lake foreshore, and in close proximity to local schools and shops. This unbeatable combination of lifestyle and investment potential makes this property a rare find. Whether you're an astute investor seeking strong returns, a multi-generational family looking for a shared living arrangement, or someone with an entrepreneurial spirit considering a home-based business, this property offers a wide scope of opportunities. Don't miss out on this unique chance to secure a versatile property in a highly sought-after location. For further details contact Tracey McDonald on 0404 033 533