

4 Piper Avenue, Cooranbong, NSW, 2265



House For Sale

Monday, 12 August 2024

4 Piper Avenue, Cooranbong, NSW, 2265

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Ben Wrigley
1300322366

DUAL-OCCUPANCY MOJO DISPLAY HOME WITH OUTSTANDING RENTAL YIELD - COORANBONG

** Private inspections available upon demand – Contact Ben Wrigley 0409 652 160 (text/call) to book your time.

Located in the sought-after Watagan Park Estate in the thriving suburb of Cooranbong, this modern dual occupancy property offers a modern investment with outstanding yield.

Ranked #4 in Newcastle/Lake Macquarie for capital growth over the past five years with 84.5% (source: Newcastle Herald – June 2024), Cooranbong is proven as a blue-chip suburb for investment with the outstanding yield of the property offering a quality rental income.

Currently being utilised as a display home by Mojo Homes (popular 'Harmony 29' floorplan) with an outstanding approximate weekly return of \$1,480/week, you have the confidence of a very solid tenant with immaculate presentation.

Savvy investors will quickly identify the immediate potential of this home, and with vacancy rates at all time lows, high quality tenants will be lining up to secure this modern home. Growing families will also see appeal with the potential to house extended family or make the most of an additional income.

Features include, but are not limited to:

Three bedroom, two-bathroom home (Rental appraisal \$650-\$670/week)

- Three modern bedrooms, all appointed with mirrored built-in robes, ducted air-conditioning, blinds and modern appeal. Master bedroom featuring walk-in robe and luxury ensuite with double vanity, separate toilet and amazing display home finishes.
- Modern kitchen with stone benchtops and breakfast bar, gas cooktop for quality cooking options, large walk-in pantry, plenty of bench space and quality stainless-steel rangehood and integrated appliances, appealing tiled splashback and soft-close cabinetry.
- Brilliant bathroom featuring plantation shutters, shower, free-standing bath, separate toilet and modern appeal.
- Multiple living options with large rumpus, cosy lounge room and large open plan living and dining area, perfect for the modern family and leading seamlessly onto the alfresco area.
- Concreted and fully covered alfresco area with additional in-built BBQ area, perfect for social gatherings designed to impress.
- Low-maintenance and landscaped yard with native plants, artificial turf. Perfect for professionals and those who enjoy a relaxed, yet stylish lifestyle.
- Additional powder room, generous inclusions to be negotiated.

Attached granny flat (Rental appraisal \$420-\$440/week)

- High-end granny flat with modern finishes
- Large bedroom, appointed with mirrored built-in robes, air-conditioning and outstanding appeal.
- Modern kitchen with stone benchtops, gas cooktop, plenty of bench space and stainless-steel appliances.

- Open plan living and dining area, providing for a low-maintenance lifestyle

- Generous inclusions to be negotiated.

Additional features: True Core steel-frame, 2023-build in great condition, outstanding and well-above market rental yield, only eight minutes from M1 Motorway, potential for generous inclusions with the property

The convenience of being close to local shops, schools (public and private), Avondale University and the M1 Motorway make it appealing to all buyers seeking a central location between Sydney and Newcastle.

Quality dual-occupancy properties are extremely sought-after and do not last long so get in quick and take advantage of this opportunity.

Current Rental Return: Approximately \$1,480/week

DISCLAIMER

Ellejayne Realty have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.