

**40 Elouera Avenue, Buff Point, NSW, 2262**

STONE

## House For Sale

Wednesday, 13 November 2024

40 Elouera Avenue, Buff Point, NSW, 2262

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Exceptional dual living with high returns

Presenting a beautifully designed, council-approved dual occupancy property. Boasting a renovated three bedroom home complete with a main bathroom and ensuite, plus a modern three-bedroom granny flat - both offering generous, private backyards. Perfect for investors, this prime property promises excellent rental yield in a sought-after location. Don't miss this exceptional dual-living opportunity!

- Currently returning \$1,040 per week
- Set on 885sqm (approx.)
- The main residence features three bedrooms with built-in wardrobes, ceiling fans, and air conditioning
- Great back yard and outdoor sitting area
- Both the house and granny flat offer a single lock up garage each
- Three-bedroom granny flat offering three bedrooms with built in wardrobes, and air conditioning
- Outdoor area and a huge backyard
- Fantastic location, close to the lake, beaches, local schools, shops and the M1