

**49 Church St, Gateshead, NSW, 2290**

**House For Sale**

Monday, 9 December 2024

49 Church St, Gateshead, NSW, 2290

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Dual Investment Opportunity with Two Separate Homes!

49 Church Street presents a fantastic opportunity for investors or homeowners looking to generate rental income. With two separate, fully fenced homes on a 696sqm block, the potential for dual rental income is undeniable.

The main house, featuring 3 bedrooms and 1 bathroom, offers ample space for a family or professionals seeking a comfortable home with a large yard. The open-plan living area, combined with a practical layout and carport, ensures this property appeals to a wide range of tenants.

At the back of the block, the self-contained granny flat adds even more potential. With 2 bedrooms, 1 bathroom, and 2 parking spaces, it's an ideal rental for couples, small families, or individuals seeking privacy and convenience. Renting out both properties allows you to maximize returns, with the added benefit of separate, low-maintenance living spaces that tenants will appreciate. Whether you opt for long-term leases or explore short-term rental options, this property presents a unique and profitable investment opportunity.

### Property Highlights:

#### Main House

- Single-level, 3-bedroom home set on approx. 366m<sup>2</sup> of land
- Fully fenced, low-maintenance yard perfect for easy outdoor living
- Open-plan living area that seamlessly flows into the kitchen and dining spaces
- Generously sized kitchen with ample pantry storage, electric cooktop, and oven
- Cozy, carpeted bedrooms providing a homely feel throughout
- All bedrooms are spacious, offering comfortable living
- Reverse-cycle air conditioning and a ceiling fan in the lounge for year-round comfort
- Bathroom includes a bath/shower combo and a stylish timber vanity
- Separate W/C for added convenience
- Spacious laundry with backyard access, making chores easier
- Side carport providing off-street parking

#### Granny Flat

- Single-level, 2-bedroom home set on approx. 330m<sup>2</sup> of land
- Low-maintenance yard perfect for easy outdoor living
- Open-plan living area that seamlessly flows into the kitchen
- Galley-style kitchen with ample pantry storage, 4-burner gas cooktop, and oven
- Neutral floating floorboards throughout the home
- Both bedrooms are spacious, with built-in robes and ceiling fans offering comfortable living
- Reverse-cycle air conditioning and a ceiling fan in the lounge for year-round comfort
- Bathroom includes a shower and W/C
- Spacious laundry with backyard access and a second W/C
- Ample off-street parking space

### Location Highlights

- Just 950m from Gateshead shops and cafes for added convenience
- Close to Lake Macquarie Private Hospital, St Paul's Primary School, and St Mary's Catholic College
- Only 2.7km to Charlestown Square, offering cafes, boutique shopping, and all your everyday needs
- A short drive to Dudley and Redhead Beaches