

**6 Boeing Avenue, Lake Conjola, NSW, 2539**

**Raine&Horne.**

**House For Sale**

Friday, 20 December 2024

**6 Boeing Avenue, Lake Conjola, NSW, 2539**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Ben Pryde

0244553800

## Two Residences, One Property, Fantastic Rental Return

Set on a generous level block, this beautifully built three-bedroom home, coupled with a spacious one-bedroom detached studio, is designed to accommodate all your family's needs, and more.

The moment you step inside, you'll be impressed by the quality finishes and thoughtful design. The main house, bathed in natural light, features flexible living options that flow effortlessly into one another, with the heart of the home being the open-plan kitchen, living and dining area which is perfect for family gatherings or entertaining friends. The kitchen includes ample bench space, walk in pantry, breakfast bar, integrated dishwasher and 900mm cooktop.

A single-level layout ensures easy living, with three generously sized bedrooms, two beautifully appointed bathrooms, and plenty of storage space. Additional features include air conditioning, ceiling fans, European laundry and double garage. The back hardwood deck is the ideal spot to enjoy a morning coffee while enjoying the north-east aspect.

In addition to the main residence, there is a stylish and comfortable detached one-bedroom studio with open plan kitchen, living and dining, polished concrete floors and bathroom. The studio has separate street frontage with its own driveway and beautiful outdoor entertaining area, which is completely private and lined with established gardens. This self-contained space is perfect for a home office, permanent rental, or even an Airbnb opportunity.

Lake Conjola is one of the South Coast's most popular holiday destinations, with the stunning lake, beautiful beaches and national parks, only 3 hours' drive from Sydney and Canberra. If you are looking for a forever home or an attractive holiday rental, don't miss this opportunity!

For the savvy investor, this property is currently rented out at:

- Main house achieving \$620.00 p/w
- Studio was achieving \$440.00 p/w