



## ONE FOR THE INVESTORS!!

- \* All reasonable offers considered prior to auction
- \* Approx. 682sqm block with two dwellings
- \* Main house consists of:
  - 3 bedrooms
  - Floating floorboards
  - Carpet to bedrooms
  - Original kitchen
  - Large undercover entertaining area
  - Good size internal laundry
- \* Granny flat consists of:
  - 2 bedrooms, both with built-ins
  - Internal bathroom/laundry
  - Open plan kitchen & family rooms
  - Stainless steel appliances
  - Separate street access
  - Single carport
- \* Property located cross the road from the water
- \* Approx. 682sqm corner block
- \* Currently generating a combined income of \$685 per week
- \* Walking distance to Lake Haven Shopping Centre, Bunnings and Harvey Norman
- \* Close proximity to schools, transport & M1 Freeway

## 1 Moala Parade, Charmhaven, NSW

Bed 5 / Bath 2 / Car 1

### Price Guide

AUCTION

**Open times & details / [www.sorensenre.com.au](http://www.sorensenre.com.au)**

Contact: Rachel Browne / 0432 432 370  
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Type: House  
Land: 682m2

**/SORENSEN**