



## DUAL OCC WITH SUB-DIVISION POTENTIAL

**Price Guide \$1,350,000**

 5  2  2 | House

Set on a massive 1176m2 block, this single title, dual occupancy offers loads of potential & flexibility for living and letting purposes. Positioned approx 500mtrs from the shores of St Georges Basin and a few minutes in the car to shopping, schools and more.

### Front Home - Original 3 Bedroom House

- \*Three bedrooms, one bathroom and multiple living zones.
- \*Floating floors and a/c unit upstairs, tiles floors downstairs
- \*Original kitchen, plenty of cupboard space opens to dining.
- \*Light & bright with lots of windows & fresh white paint.
- \*Modern bathroom with spa bath, plus 2nd toilet in laundry.
- \*Huge backyard is a blank canvas, room for a pool & shed.
- \*Fully fenced and completely private from the second house.
- \*Oversized single attached garage has handy internal access.
- \*Permanent rental potential would be approx \$600 per week.

### \*Dwelling Two - two bedroom Airbnb

- \*Newly built rear dwelling is modern, spacious & private.
- \*Fancy modern kitchen opens to the living/dining space.
- \*Two bedrooms, one bathroom, open plan living/dining.
- \*Living space is light, airy and flows to private front yard.
- \*Handy single garage plus plenty of parking in driveway.
- \*Currently generating approx \$50,000 p.a. via Airbnb...

## Upcoming Inspections

- Sat 29 Jun 10:15 am–10:45 am
- Sat 6 Jul 10:15 am–10:45 am
- Sat 13 Jul 10:15 am–10:45 am
- Sat 20 Jul 10:15 am–10:45 am

## Jervis Bay Properties - Huskisson

Shop 2, 13 Hawke Street, HUSKISSON, NSW 2540



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No floorplan available