

## Property Summary

Total Size	696 sqm
Age of building	1960s
Property's aspect	South
Renovated Year	Early 2000s
Rental Estimate	Upstairs \$800-\$825 per week; Downstairs \$575-\$600 per week; House as a whole \$1,000-\$1,100 per week
Owner occupies, tenanted or vacant	Tenanted Downstairs = \$600 per week Upstairs= \$760 per week
Reason for moving	Downsizing
Air conditioning	No
Gas or electricity	Gas cooking, electric oven
Hot water service located	Instantaneous hot water
Foxtel, ADSL, NBN?	NBN and Foxtel
Security alarm system	No
Pet friendly	Yes
Parking situation	Carport plus car space
Special features	This home is perfect for an investor or family with in-law accommodation with three spacious bedrooms upstairs and a 2-bedroom retreat downstairs. This property is versatile with scope to live in now or re-develop and fully capitalise on the views (STCA)
Location	This family friendly setting is walking distance to schools, parks and shops with only a couple of minutes' drive to beaches. The home presents panoramic district views over sloping rear lawns