

**SOLD**

## HOUSE AND GRANNY FLAT PACKED WITH EXTRAS

Just listed this council approved dual occupancy residence would be a investors delight and can open many other opportunities such as reducing your mortgage repayments by living in one residence whilst gaining rental income from the other or using the main house for the family and granny flat for the grandparents or teenage retreat.

The main house has an updated open plan kitchen and modern bathroom plus the following:

- > Large split system reverse cycle air conditioner.
- > 5.5Kw solar system.
- > Waterproof timber flooring throughout main living areas.
- > New carpets to the 3 bedroom areas.
- > Built in robes to 2 bedrooms.
- > Electric roller shutters to front bedrooms.
- > Outside entertaining deck at the rear of the house.
- > Secure and fully enclosed separate yard.

The granny flat with full council approval was built by AllGal in 2016 is steel frame construction with following inclusions:

- > Modern Kitchen with granite bench tops.
- > Large split system reverse cycle air conditioner.
- > 1 Bedroom with ensuite and walk in robe.
- > 2 toilets.
- > Inbuilt computer desk
- > Separate laundry.
- > 4000lt water tanks plumbed into toilets and outside taps.
- > Small deck outside with its own enclosed yard area being very low maintenance curtesy of artificial grass.

Separating the 2 residences is a high double garage also built by AllGal which also has high shelves for additional storage. A concrete pad in the front yard can also be used for storage of a caravan, boat or additional parking.

**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
**\$750,000**

**OPEN FOR INSPECTION:**  
**N/A**

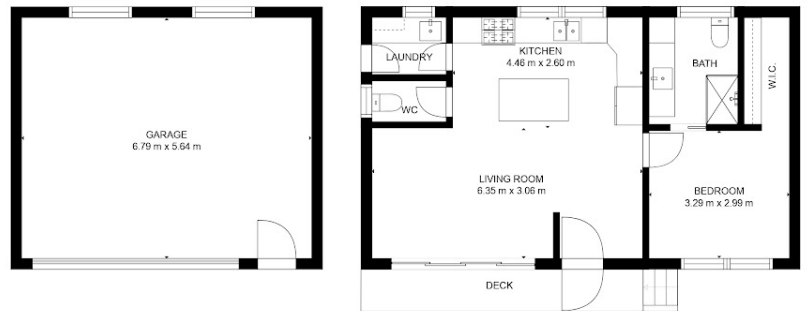


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## HOUSE



## GRANNY FLAT



## 28a ILLUKEA AVE, SAN REMO



PLEASE NOTE: These Floorplan + Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy; sizes and dimensions are approximate, actual may vary.

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