



FOR SALE

DUPLEX PAIR GEM ON ONE TITLE

6 BED | 4 BATH | 4 CAR

96 Cabarita Road, Bogangar, NSW, 2488
EXPRESSIONS OF INTEREST CLOSING JULY 15th 5PM

Versatile duplex pair on one title located in the popular beachside village of Cabarita beach/Bogangar. Consisting of two, 3 bed 2 bath residences, 96 Cabarita Rd is a rare investment and lifestyle opportunity to enjoy all that coastal living has to offer. These lovingly built and maintained residences are an ideal single level, low-maintenance beachside option. Perfect for extended families requiring dual living and privacy, or live in one and enjoy rental income from the other, with strong potential for lucrative rental returns and significant capital growth.

Set on a generous 801m2 corner block, each duplex enjoys 3 bedrooms with built-ins, ceiling fans and multi zone ducted air-conditioning and a master bedroom with ensuite. Both residences enjoy spacious living/ dining areas, with duplex 2/96 Cabarita Rd enjoying a slightly larger open living/dining area. 1/96 Cabarita Rd is located opposite a natural reserve, providing a peaceful outlook, abundant in birdlife.

FEATURES include

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



Nolan Angell
0419659176
nolan@angellrealestate.com.au



TALLOWOOD AVENUE



PROPERTYSHOT
www.pshot.com.au / 0498 849 910

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

6

4

2

801 m²

Internal: 248 m² | External: 8 m² | Total: 256 m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.