



FOR SALE

HIGH-YIELD DUAL LIVING | LIFESTYLE & INCOME

An exceptional opportunity to secure a quality dual-occupancy property delivering lifestyle appeal and reliable income in a sought-after country-coastal location, just minutes from beaches, schools, and major shopping.

The main residence is a well-designed four-bedroom family home with warm timber floors, two generous living areas, a central kitchen, master suite with walk-in robe and ensuite, and a double garage with internal access. Outdoor features include a resort-style saltwater pool, undercover entertaining, ample yard space, shedding, a 12kW solar system, and excellent water storage—ideal for long-term liveability.

Adding significant investment value is a fully self-contained two-bedroom cottage, just three years old, with its own driveway, private backyard, separate power meter, modern kitchen, built-in robes, and an 18m² hardwood deck with leafy outlook. The cottage is currently returning \$520 per week (approx. \$27,000 p.a.), with electricity costs averaging just \$40 per week when tenanted.

Offering strong rental return, low holding costs, and long-term flexibility for investors or extended family living, this is a rare dual-income asset in a tightly held location.

Inspect to appreciate the income and lifestyle advantages on offer.

6 BED | 3 BATH | 4 CAR

PRICE:
\$1,595,000

OPEN FOR INSPECTION:
N/A



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Approx House Area 184m²

Approx Granny Flat Area 53m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

12A Hammond Road, Emerald Beach



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.

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