



## FOR SALE

### OPPORTUNITY KNOCKING - RENOVATED HOME WITH A GRANNY FLAT

This impressive 3 bedroom home within walking distance to Dapto CBD presents an extraordinary opportunity with its self-contained one bedroom granny flat, perfect for extended family living or extra income potential. Set on a generous 556 square metre block with a tranquil mountain aspect, this property offers the appeal and flexibility modern families crave in one of Dapto's most convenient locations.

Step inside to discover a renovated surprise with beautifully maintained floorboards throughout, creating a warm and welcoming atmosphere across an easy layout. Including three bedrooms with ceiling fans, main with built-in wardrobe, updated kitchen in fresh white tones with ample cupboard space, modern tiled bathroom, and a comfortable lounge area with the warmth of good natural light flowing through, and reverse cycle air conditioning, making this a perfect space for family gatherings.

The charming front balcony offers a perfect spot to enjoy your morning coffee in the Winter sunshine.

The property's standout bonus feature is the self-contained one bedroom, separately metred granny flat, offering endless possibilities for multi-generational living, teenage or guest accommodation, or perhaps an additional rental income. This versatile space adds significant value and flexibility to an already impressive package.

- Updated kitchen with stainless steel appliances adjoining the dining area
- Freshly painted inside plus re-coated roof tiles
- Modern easy to maintain bathroom in neutral shaded tiles
- Separately metred, air cond. granny flat for extended family or extra income
- Built-in wardrobe in main bedroom for extra storage
- Reverse cycle air conditioning and ceiling fans throughout
- Natural timber floorboards adding character and warmth
- Fully fenced yard ensuring privacy and security
- Off street parking
- Walking distance to Dapto Mall, shopping and dining
- Close to quality schools / child care
- Easy access to public transport via bus or Dapto Railway Station
- Minutes from Lake Illawarra's recreational opportunities in Kanahooka

4 BED | 2 BATH | 1 CAR

**PRICE:**

Price Guide \$970,000

**OPEN FOR INSPECTION:**

Jun 20 at 9:30am - 10:00am



**Monique Headington**

0412122293

mon@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



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.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
@Realty gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.