







FOR SALE

REFURBISHED DUPLEX PAIR ON ONE TITLE

4 BED | 2 BATH | 2 CAR

35 Kurrajong Avenue, Bogangar, NSW, 2488
Versatile duplex pair on one title located in the popular beachside village of Cabarita beach/Bogangar.
Consisting of two, 2 bed 1 bath residences each with a fully fenced private back yard.
35 Kurrajong Ave is a rare investment and lifestyle opportunity to enjoy all that coastal living has to offer.
These residences are an ideal single level, low-maintenance beachside option.
Perfect for rental income or extended families requiring dual living and privacy, or live in one and enjoy rental income from the other,
Both duplexes are currently tenanted, providing strong rental income totalling $1300 per week.

FEATURES include
- Recently refurbished with a new roof, new flooring, and recently painted throughout .
- Single title: No body corporate and one set of council rates.
- Great option for downsizers: enjoy easy living in one duplex while enjoying permanent rental income or short term holiday letting income from the other duplex.
- Families: Perfect for multi-generational living, offering dual living with privacy.
- Dual Income Potential/Investors: Rent both units for maximum returns.
- Separate electricity meters

PRICE:
$1,800,000

OPEN FOR INSPECTION:
Nov 14 at 11:00am - 11:30am



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35 Kurrajong Avenue, Bogangar

ANGELL REAL ESTATE



PROPERTYSHOT
www.psphoto.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.

4 | 2 | 2 | 613 m²

Internal: 116 m² | External: 54 m² | Total: 170 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.