



2 Sunset Street Wyoming, NSW



### Attention Builders, Tradies, and Renovators!

Perched on the high side of the road, this unique property has been converted into two flats-upstairs and downstairs-each with its own electricity meter, offering the potential for dual rental income. While this property is in need of substantial TLC, it's an excellent opportunity for those with vision and experience. This is not a project for the faint-hearted, but for the right buyer, it promises to become a valuable asset with solid rental returns.

Conveniently located just minutes from local amenities. You're only 3 minutes from Wyoming Shopping Centre, a 2 minute drive to Narara Train Station, 14 minutes to the M1 Motorway, and just 20 minutes from the stunning beaches of the Central Coast.

Property Features:

- 4 Bedrooms
- 2 Bathrooms
- 2 Kitchens
- Off street parking for 2 cars
- 594m<sup>2</sup> block offering privacy and space.

**Inspect:** Saturday, 21st September 2024 11:00 - 11:30

**Price:** Contact Agent

**Council Rates:** \$558.31 p/q

**Water Rates:** \$286.69 p/q



**Adrian Knight**

0410 407 188



**Jake Smith**

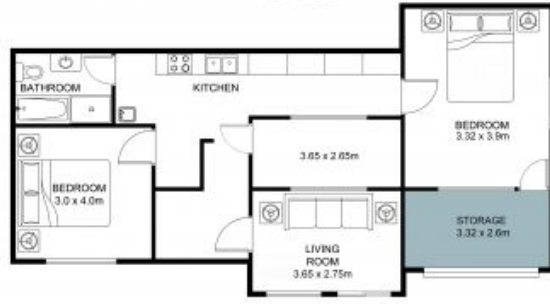
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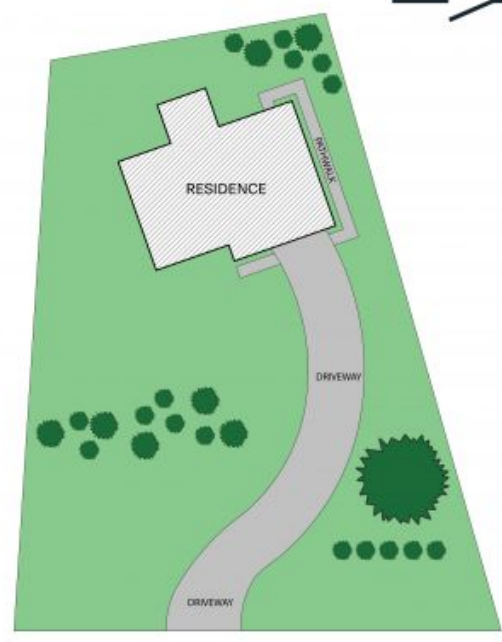
2 Sunset Street, Wyoming



LEVEL 2



LEVEL 1



SITE PLAN

The Floor plan is not to scale; measurements are indicative and in metres. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.