



13 Pacific Avenue Ettalong Beach, NSW



Invest in the Heart of Ettalong Beach

Dual income property with a 2 bedroom house and 1 bedroom council approved granny flat, this opportunity is ideal for the astute investor. All this conveniently located within a level walk of Ettalong shopping village, beach and public transport.

- 2 Bedroom house with 1 bath and single carport
- Rear entertaining deck and yard
- Main living room has timber flooring and the open plan kitchen/ family room is fully tiled
- Currently returning \$500 per week
- 1 bedroom council approved granny flat with rear lane access
- 1 bathroom and single carport
- Side access from the front also
- Currently returning \$380 per week

Council rates - \$2,497.37 annually
Water rates - \$2,497.37 annually

Price: \$1,275,000
Council Rates: \$2,497.37/year (approx)
Water Rates: \$2,497.37/year (approx)



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