



58 Emu Drive San Remo, NSW

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## Dual Occupancy, Means Dual Income

Embrace the tranquility of this exceptional dual residence, where nature's beauty is your daily backdrop. This four-bedroom sanctuary boasts expansive rooms bathed in gentle sunlight, evoking a sense of peaceful luxury. Every glance outside reveals a lush, secluded paradise, complete with captivating wildlife sights and sounds. The alfresco? An elevated view of the garden's splendor. But there's more: discover the hidden gem ? a distinct one-bedroom granny flat, offering its own secluded entrance and a verdant personal space. Experience the blend of community living and serene retreat. This is where luxury meets nature's embrace.

- Dual occupancy all approved, means dual income
- Four king size bedrooms all with built-ins, one room has glimpses of the water/lake
- Jack & Jill bathroom upstairs, bathroom downstairs, two living spaces with wooden floors.
- Covered alfresco entertaining area, internal laundry, ceiling fans, upstairs veranda with water views
- Spacious kitchen with gas cooktop, ample storage, air-conditioning

**Price:** \$899,000 - \$930,000  
**Council Rates:** \$1,296.68/year (approx)  
**Water Rates:** \$1,546.76/year (approx)



**Tracy Gavan**

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58 Emu Avenue  
San Remo

STONE



1ST FLOOR



GROUND FLOOR



GRANNY FLAT



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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