



30 Winani Road Erina, NSW 2 1 1

### Investment opportunity!

Brilliantly located in a highly sought-after pocket of Erina within walking distance to all the area's leading amenities, this property is your opportunity to improve or start again! Positioned opposite Erina Creek with a simple home and a level block of land this property is a must to inspect!

- Level 519 sqm of land, zoned R2, Low density residential
- Block dimensions 12.19 x 42.67
- Currently tenanted for \$420 per week
- North facing from the front
- 2 bedroom house with 1 bathroom upstairs
- Partially updated bathroom
- Basic kitchen with open plan living space
- Timber floor boards and rear entertaining deck

**Price:** \$780,000  
**Council Rates:** \$1,516.53/year (approx)  
**Water Rates:** \$720.32/year (approx)



**Christel Renton**  
 0417 208 314



**Zen Frediani**  
 0499 266 252



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. 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 of accuracy.