



11 Surf Rider Avenue North Avoca, NSW



### Spacious home + self-contained cottage

Immensely private and boasting spacious light-filled living, this home is ideal for growing families on a budget or astute investors, as it offers the fantastic value-add of a fully self-contained cottage with separate street access currently returning \$400 pw. The main house features cathedral ceilings over the main living area, which opens out to the peaceful and private rear deck, plus neat kitchen with stone benchtop and walk-in pantry, loft master bedroom with private balcony and ensuite bathroom plus split-system air conditioning and under-house storage. While the self-contained cottage includes smart kitchenette and ensuite, separate laundry and private deck, with separate street access.

- Fantastic investment with combined returns of at least \$1,150 per week
- Great for families wanting easy passive income
- Lovely northerly sun-filled aspect both for the house and cottage
- Fantastic scope to add further value
- Split system A/C and ceiling fans
- BIRs and ensuite off master bedroom + ensuite in cottage
- Granite kitchen with walk-in pantry

**Price:** Contact agent  
**Council Rates:** \$2,538.97/year (approx)  
**Water Rates:** \$912.89/year (approx)



**Andrew Thomson**

0405 103 077



**Samantha Washington**

0401 785 592

11 Surf Rider Avenue  
North Avoca



Ground Floor



Ground Floor



First Floor



Site Plan

Internal Area: 155sqm  
External Area: 100sqm  
Land Area: 559sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. 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.