

STONE



18 Alleyne Avenue North Narrabeen, NSW



Golden nugget for investors with 2 potential rental incomes or ultra-versatile family home

This family residence effortlessly combines the ideal elements for both a comfortable home and a lucrative investment. The property caters to the evolving needs of a growing or extended family boasting a 2-bedroom main home and a brandnew 2-bedroom granny flat. Whether you prefer the convenience of dual family living or seek to optimize the granny flat as a standalone investment for rental income, this residence accommodates a variety of lifestyles.

Nestled on a 626sqm block of land (approx.) in a tightly held cul-de-sac, walking distant to Narrabeen Lakes and Beach, shops, cafes and transport.

About the home

- Open plan family & dining area on the top-level, effortlessly opening out to the North facing front patio, perfect for BBQ and soaking up the sun
- Tranquil bushland views overlooking lush tropical gardens
- Brand-new, ultramodern spacious granny flat (separately metered), showcasing its own timber entertaining deck with leafy district views, two bedrooms, sleek Caesarstone kitchen a...

Inspect:

Saturday, 4th May 2024 2:00 - 2:30

Price:

Guide \$1,950,000

Council Rates: \$509.00 p/q

Water Rates: \$171.00 p/q



Judy Fitzgerald

0422 651 655



Trent McKay

0419 288 867



Lower Level

Street Level



Main Level



(NOT IN POSITION)



Site Plan



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.



Lower Level



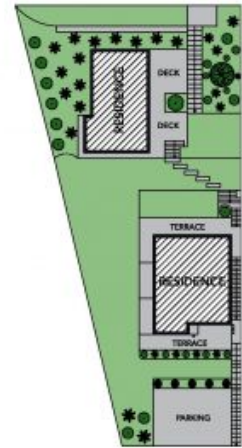
Street Level



Main Level



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