

13 Pacific Avenue Ettalong Beach, NSW

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### DUAL INCOME OR HOME MAKEOVER OPPORTUNITY

Dual income property 2 x bedroom house and 1 x bedroom council approved granny flat with rear lane access. This opportunity is ideal for investors or home owners wanting a income generating property in a prime location a level walk to the village, beach and public transport.

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



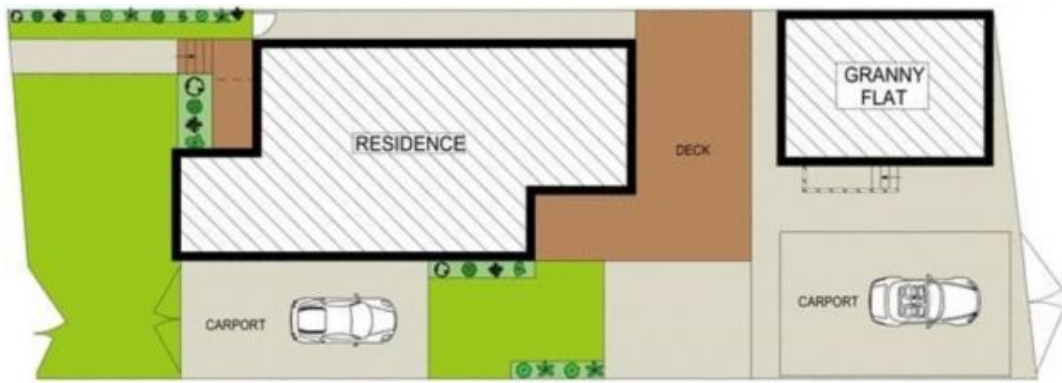
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SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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Ettalong Beach



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.