



14 Mullaway Rd, Lake Cathie



## Opportunity Knocks - 2 Homes in 1 !!

**What an opportunity** ..... this four bedroom residence is truly unique, comprising two separate entrances and two separate residences under one roof! Each dwelling features two bedrooms, one bathroom, a large kitchen, living and dining, own laundry and each with its own private outdoor entertaining zone, balcony upstairs and undercover alfresco below, both overlooking reserve at the rear!

### Upstairs:

- Two generous bedrooms, main with spacious built-in-wardrobe
- Stunning NEW kitchen with island bench and breakfast bar
- Light filled living area
- Large semi-enclosed balcony offering additional indoor-outdoor living with elevated views!
- Bathroom with shower, vanity and w/c
- European style laundry
- Two reverse cycle air conditioners
- Ceiling fans
- Polished timber floorboards

### Downstairs:

🛏 4 🚿 2 🚿 1 📏 604 m2

**Price** \$860,000 - \$890,000

**Property Type** Residential

**Property ID** 1892

**Land Area** 604 m2

### Agent Details

Debbi Phillips - 0435 677 256

### Office Details

Lake Cathie Bonny Hills Real Estate  
 SHOP 6 1609 Ocean Dr Lake Cathie  
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- Two generous bedrooms, main with spacious built-in-wardrobe
- Kitchen with ample bench and cupboard space
- Light filled living area
- Large undercover patio / entertaining area offering additional indoor-outdoor living!
- Bathroom with shower, vanity and w/c
- Full laundry
- Ceiling fans
- Polished timber floorboards

There's also a large all-level, fully fenced backyard, overlooking nature reserve, plus a single garage, with the bonus of a large storage shed/workshop with roller door.

The possibilities for this property are endless;- fantastic dual income investment property, live in one and rent the other, use one or both as a holiday home or AirBnB, separate living for extended families, in law or teenage accommodation or for a couple wanting to 'live together' but retain their own space!

You could not ask for a better location, being just 600 metres to Lake Cathie village shops, cafés, tavern and supermarket, and only 750 metres to beautiful Lake Cathie beach!

Opportunities like this one, don't come around very often! Contact Debbi Phillips on 0435 677 256 to arrange inspection!

Rates: \$2900 per annum (approx)

Rental return: \$850 - \$880 per week (combined, approx)

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