



Albion Park Rail, NSW

104 Koono Street

6 **2** **1**
 BED BATH CAR

GREAT INVESTMENT OPPORTUNITY

Located in a peaceful cul-de-sac boasting an amazing lifestyle on the lakes edge with walking tracks, cycleways. Rear property is also available for sale which has private access to Horsley Inlet which accesses Lake Illawarra, perfect for the fishing or kayaking enthusiast. Conveniently located within walking distance to train station.

Original dual-occupied home with ample space with a fully fenced flat yard. The house features two large bedrooms and living areas on both levels, each self-contained with their own bathroom and kitchen.

What makes this property unique is the external access to the upper level, which allows for the possibility of leasing out each level individually STCA. This feature provides a great investment opportunity for those seeking to generate rental income. Overall, the property offers plenty of space, privacy, and flexibility for its future owner.

For the astute investor the rear property is also available for sale, with combined land size of the two together 1,307m² boasts great investment/development potential STCA.

\$680,000-\$740,000

Contact: Adam Spinelli
 0447 771 445
 Paul Spinelli
 0415 112 702

Type: House
Sold Date: 22/11/2023
Land: 518Square Metres

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UPPER LEVEL



GROUND LEVEL

DISCLAIMER Spinelli Real Estate used the best endeavours to make the information on this floorplan accurate and true. Unit areas if shown are approximate only. Spinelli Real Estate do not guarantee or warrant the accuracy or correctness of any information or statement contained in the above floor plan. Buyers should not rely on this floorplan as indicating the final design, appearance, content or as constructed format of the building. Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.



Plans shown are only indicative of layout. Dimensions are approximate.

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