

# Your Agency



**1 & 2/36 Fern Valley Road Cardiff NSW**

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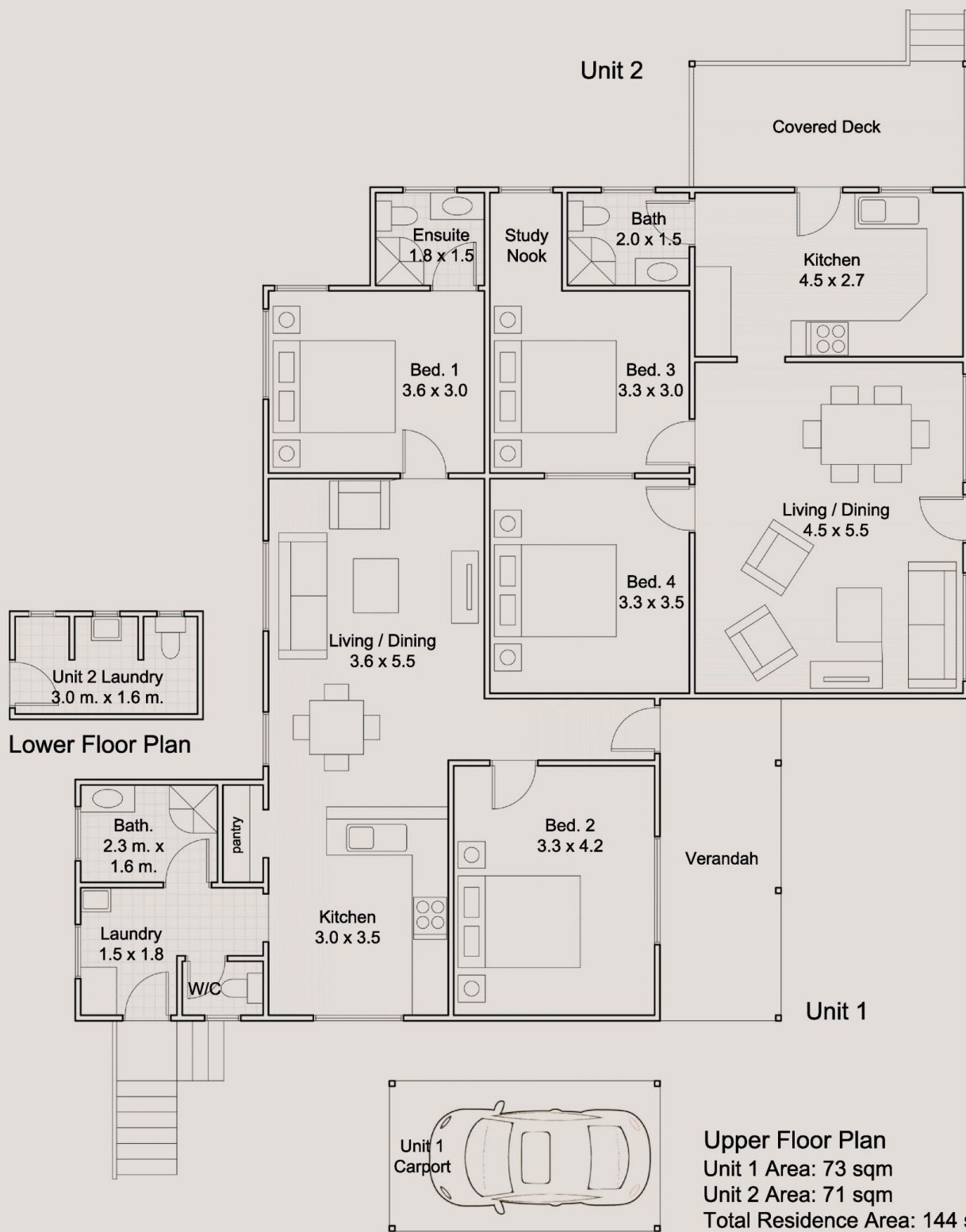
Looking for your next investment opportunity? Here it is! Currently both flats yield a combined rent of \$890 per week (\$46,280.00 pa). It is an investors dream with the home conveniently located within an easy walk to Cardiff Shopping Village, Cardiff train station, and Cardiff North Public School. The home is in great condition and may also suit someone wanting to live in one and rent the other (helping pay the mortgage), before converting back to a 4-bedroom family home.

Flat 1- \$450pw  
Front veranda and courtyard  
Medium sized yard  
Car port  
2 bedrooms, 1 with ensuite  
Second bathroom with separate toilet

**Price** : Contact Agent  
**Land Size** : 436 sqm  
**View** : <https://www.youragency.net.au/sale/nsw/lake-macquarie-east/cardiff/residential/semi-detached/7623838>



**Brendan Mckell**  
**02 4023 8440**



Lower Floor Plan

### Upper Floor Plan

Unit 1 Area: 73 sqm

Unit 2 Area: 71 sqm

Total Residence Area: 144 sqm