

## Dual Income, Fully Renovated & Beachside - A Rare Ettalong Opportunity



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### 9 Collareen Street, Ettalong Beach

Guiding \$1,350,000

Set in a quiet street moments from Ettalong Beach, this fully renovated two-bedroom home with separate office/teenage retreat is complemented by a council-approved one-bedroom granny flat with rear lane access, delivering an impressive \$1,100 per week combined rental return.

The main residence has been completely updated throughout, offering light-filled living spaces, quality finishes and a layout that suits both owner-occupiers and tenants alike. The detached office or teenage retreat provides valuable flexibility-perfect for working from home, extended family or additional storage.

Privately positioned at the rear, the one-bedroom granny flat is fully self-contained with its own access via the rear lane, making it ideal for long-term rental, Airbnb (STCA), or multigenerational living.

Property highlights include:

- Fully renovated two-bedroom main home
- Spacious outdoor entertaining area

**Property ID:** L25136961

**Property Type:** House

**Carports:** 1

**Land Area:** 519.0 sqm

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- Separate office / teenage retreat
- Council-approved one-bedroom granny flat
- Rear lane access to the granny flat
- Combined rental return of approx. \$1,100 per week with superb tenants
- Low-maintenance block in a tightly held location
- Walk to Ettalong Beach, cafés, shops and foreshore

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.