

1 & 1A Kyleanne Place, Dean Park, NSW 2761



Sold House

Friday, 6 October 2023

1 & 1A Kyleanne Place, Dean Park, NSW 2761

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 600 m2

Type: House



Ranjit Cheema
0477992888



Daniel Palermo

\$1,149,999

The Process: Auction to be held onsite on Saturday 4th November unless sold prior. The vendor will consider all offers prior to Auction and if an offer is accepted the auction will be cancelled. If you would like to put forward an offer or have any further questions about the process, please contact the agent.

The Property: This is a unique opportunity for a savvy investor to secure a beautiful house and modern granny flat, both with their own separate access. 1 & 1A Kyleanne Place Dean Park is situated on a sizeable 600sqm corner block, with an attractive combined rental income of \$945 per week. Located in a prime position just a stones throw from the M7 Motorway, public transport and local amenities. Features of the main home include:

- 3 bedrooms, all with built-in wardrobes and solid timber flooring.
- Original kitchen with electric cooktop & oven, plus a rangehood, dishwasher and tile flooring, combined with dining.
- Spacious living area with solid timber flooring.
- Ducted air conditioning and downlights throughout.
- Good size bathroom with bathtub and separate toilet.
- Outdoor covered pergola area seamlessly flows through to the carport, perfect for entertaining.
- Fully fenced, low maintenance yard.
- Currently rented for \$500 per week.

Features of the granny flat include:

- 2 bedrooms, both with built-in wardrobes.
- Modern L-shaped kitchen with premium appliances including gas cooktop, oven and dishwasher.
- Large combined living and dining area with a split system air conditioner.
- Downlights and tile flooring throughout the home, bedroom and living.
- Stylish bathroom, tiled to ceiling, with shower, plus an external laundry.
- Single lock-up garage with additional 3-car spaces behind lock-up gates.
- Separate street access on Hoyle Drive.
- Currently rented for \$445 per week.

This fantastic family home and granny flat is a must-see, so don't miss the opportunity to view 1 & 1A Kyleanne Place Dean Park! Listed below is an approximate distance from the property to local amenities:

- 400m to Bus stop
- 550m to Local shops and restaurants
- 600m to William Dean Public School
- 2.9 km to Hassall Grove High School
- 4.1km to Western Sydney University Marimba Quicker hill.
- 8.2km to Blacktown Hospital
- 2.8km to Marsden Park shopping centre with Woolworths, Ikea, Bunnings, Costco etc
- 1.4km Plumpton Shopping Centre
- 850m to M7 motorway
- 4.9km to Doonside train station
- 4.2km to Kingswood High School
- 46km to Sydney CBD