

1 Emma Place, Ambarvale, NSW 2560



House For Sale

Tuesday, 13 February 2024

1 Emma Place, Ambarvale, NSW 2560

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 628 m2

Type: House



Derek Stone
0455833066



Brooke Amato
0461283541

\$1,000,000 - \$1,090,000 !!!

Astute investors we present to you a unique opportunity to own this property. Offering the best of both worlds: located in a whisper quiet cul-de-sac with the functional main house boasting with 3-bedrooms, coupled with a beautifully appointed separate access street frontage 2-bedroom granny flat designed for modern living. Main House Highlight Features: • 3 Bedrooms with a built-in wardrobe to the main offering ample space for your family to grow and thrive. • 3-Way bathroom, ensuring convenience for daily routines. • Garage with Internal Access, providing security and ease of access. • Split System Air Conditioning for year-round comfort, catering to all seasons. • Generous Backyard, perfect for outdoor gatherings, gardening, or simply relaxing in the sunshine. • Potential to rent at \$570 - \$590 per week. Granny Flat Delight Features: • 2 Bedrooms with built-in wardrobes to both, offering versatility for guests, extended family. • 1 Bathroom, thoughtfully designed for functionality and style. • Large Lounge Room, providing a cozy haven for relaxation and entertainment. • Kitchen with stainless steel appliances, perfect for culinary enthusiasts to whip up delicious meals. • Tiled Throughout, ensuring easy maintenance and a sleek, modern aesthetic. • Reverse cycle ducted air conditioning as well as 2.7m ceiling height throughout. • The granny flat is currently rented at \$370 per week to superb tenants for over 2 years. (Current potential rent \$420 - \$430 per week) Located in the heart of Ambarvale, this property offers the ideal balance of privacy and proximity to essential amenities such as bus stop 100 metres away. Whether you're looking for the ideal investment opportunity with dual income potential, this property surely ticks all the boxes. Contact Derek or Brooke today for your personal viewing !!!