

# 12 & 12A Rudd Place, Blackett, NSW 2770

— Your Place

## Sold House

Friday, 15 September 2023

12 & 12A Rudd Place, Blackett, NSW 2770

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 594 m<sup>2</sup>

Type: House

**\$855,000**

SOLD BY KRISH NAIR 0430 707 427Harcourts - Your Place is proud to present this incredible opportunity to purchase prime real estate in one of Western Sydney's fastest growing suburbs. Located only a few minutes from Westfield shopping centre, Mount Druitt Hospital & train station. Both properties are currently tenanted by amazing tenants that keep the property neat & tidy. it's an amazing opportunity for an investor who is looking for a reliable and steady income with the upside of huge future growth.Main house features Include:- Modern & stylish kitchen with stone benchtop & plenty of storage / bench space- Natural light filled living & dining area- All bedrooms are well sized- Renovated bathroom- Stunning outdoor entertaining areas, perfect for family & friends to enjoy- Great size backyard- Parking space- Currently leased to great tenants for \$400 per week (potential rental return \$550-\$570)Granny flat features Include:- Modern & stylish kitchen with stone benchtop & plenty of storage / bench space- Separate entrance - Modern bathroom- Both bedrooms with built-in wardrobes - Large living space- Parking space- Currently leased to great tenants for \$320 per week (potential rental return \$430-\$450)Located within close proximity to:- Emerton shopping centre- Plumpton Shopping Centre- Charlie Lowles Leisure Centre- Blakett Public School- Plumpton High School- Westfield Mount Druitt- Mount Druitt Train StationThis property won't last so please call KRISH NAIR 0430 707 427 today and make an appointment to inspect!Disclaimer: We have been furnished with the above information; however, Harcourts Your Place gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent inquiries to determine whether this information is in fact accurate.