

**12 A & B Harvey Road, Appin, NSW 2560**



**Sold House**

Thursday, 12 October 2023

12 A & B Harvey Road, Appin, NSW 2560

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



**Brendan Lappan**

0439092345

**\$1,175,000**

Welcome to 12A & B Harvey Street, Appin - the epitome of modern living at its finest. This expansive double-story home with an accompanying two-bedroom granny flat represents the perfect opportunity for a harmonious blend of spaciousness, style, and versatility. Upon entering the main home, you'll immediately be captivated by the seamless open-plan design that effortlessly combines the lounge and dining areas. The stylish kitchen is a true masterpiece, showcasing waterfall stone benchtops, mirrored splashbacks, and an abundance of storage space. Cooking enthusiasts will appreciate the induction cooktop, adding a touch of sophistication to meal preparation. Upstairs, you'll find four generously sized bedrooms, each with its own unique charm. The master bedroom is a sanctuary of luxury, offering a walk-in robe and a well-appointed ensuite, ensuring your daily routines are a pleasure. The main bathroom is equally inviting, featuring a relaxing bathtub for those moments of pure indulgence. All complimented by a freshly painted interior and carpet to the main house, plus an upstairs study nook for convenience. Adjacent to the main residence, the granny flat offers both privacy and independence. With a separate side access and a single lock-up garage, it's designed to accommodate your guests, extended family, or provide a source of additional income. The open-plan layout is both inviting and functional, ensuring a comfortable living space. Two spacious rooms, one of which includes a built-in robe, provide ample accommodation options. The privately fenced backyard is perfect for enjoying outdoor activities, creating a space where cherished memories can be made. 12A & B Harvey Street, Appin, embodies contemporary living, offering a perfect blend of space, style, and flexibility. This property presents a unique opportunity to experience modern, multi-generational living or capitalize on rental income potential. The current combined rental return could achieve approximately \$1,100 per week combined. The granny flat is currently rented to a fantastic tenant. Don't miss out on the chance to make this versatile property your own.