

# 12 O'Rourke Street, Campbelltown, NSW 2560

## House For Sale

Wednesday, 12 June 2024

12 O'Rourke Street, Campbelltown, NSW 2560

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



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## Just Listed!

**PROPERTY HIGHLIGHTS**Welcome to a spacious 455m<sup>2</sup> property, R3 Zoned and perfectly positioned for optimal sunlight with its south-facing orientation. The property boasts both a main house and a self-contained granny flat, each with separate entrances and utilities.

**NEIGHBORHOOD FEATURES**Nestled in the tranquil streets of the sought-after Macarthur Heights estate, this property offers a serene yet vibrant family-friendly atmosphere within the bustling Campbelltown City. Conveniently close to the University, Macarthur Square, Macarthur Train Station, and various amenities, it also enjoys proximity to parks, fields, and an upcoming parkland development.

**MAIN RESIDENCE DETAILS**Featuring:- 4 spacious bedrooms- 2 bathrooms- Double lock-up garage- Expansive open-plan living areaThe master bedroom boasts an ensuite and walk-in wardrobe, while the remaining bedrooms offer built-in wardrobes. Enjoy modern conveniences like a well-appointed kitchen featuring a beautiful high raked ceiling, 40mm Stone bench top throughout with waterfall ends to the island, 900mm Premium Stainless Fisher and Paykel Appliances and a Walk in Pantry . Large windows flood the living spaces with natural light, complemented by Actron dual zone climate control for year-round comfort. Security features include a video intercom, Bosch alarm system, and premium surveillance cameras. A 3000L rainwater tank as well as Instant Gas hot water with digital temperature controller. You can forget ever fiddling with the mixer in the mornings, the perfect shower temperature is digitally controlled! The laundry features floor to ceiling joinery with plenty of storage and under bench lighting.

**GRANNY FLAT FEATURES**Comprising:- 2 bedrooms- 1 bathroom- Private entrance- Low maintenance yardThe master bedroom features a high feature ceiling, while hybrid flooring and tiles enhance the aesthetic appeal throughout. Enjoy convenience with Fisher and Paykel gas appliances and digitally controlled instant hot water. The low maintenance yard, complete with synthetic grass, ensures ease of upkeep.

**INVESTMENT OPPORTUNITY**This property presents endless possibilities, whether you choose to live in one residence and rent out the other, accommodate extended family in the granny flat, or maximize rental income by leasing both premises. The main house currently expects a rental return of \$760 per week, while the granny flat is leased at \$410 per week, resulting in a combined return of \$1,170 per week or \$5,070 per month, making it an exceptional investment opportunity. Don't let this fantastic investment opportunity pass you by!

**Disclaimer:** Eskaros Property believes that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries. Agent interest.