

13 & 13a Weatherby Avenue, Cambridge Park, NSW **RayWhite**

2747

House For Sale

Saturday, 11 May 2024

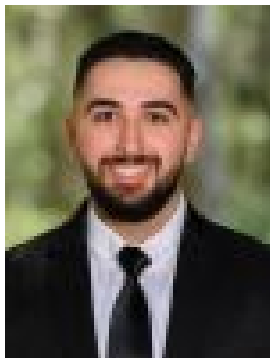
13 & 13a Weatherby Avenue, Cambridge Park, NSW 2747

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Meshel Bahnam
0296234033

JUST LISTED | Dual Occupancy

Meshel Bahnam of Ray White Diamantidis Group Rooty Hill is proud to present to the market 13 & 13a Weatherby Avenue, Cambridge Park. If you are looking for a first home, upgrading, downsizing or family home this property is the perfect fit! Located in the heart of Cambridge Park! Discover the perfect harmony of comfort, convenience, and versatility with this exceptional dual income property.

Main House: Long term tenant - 5 years - Current rental return \$500 per week EXPIRED lease - Current market potential approx \$550 per week - Embrace spacious living in a charming 3-bedroom home boasting a cozy lounge and dining area, offering ample space for relaxation and entertainment. - Enjoy the convenience of a well-appointed kitchen, ideal for culinary enthusiasts and family gatherings. - Step outside to your private backyard oasis, perfect for weekend barbecues, gardening, or simply unwinding amidst lush greenery.

Granny Flat: - Long term tenant - 9 years - Current rental return \$430 per week EXPIRED lease - Current market potential approx \$480 per week - Accommodate guests, tenants, or extended family members in the separate 2-bedroom granny flat, complete with its own entrance for added privacy and independence. - Benefit from council approval, ensuring peace of mind and compliance with regulations. - Location: Nestled in the sought-after suburb of Cambridge Park, this property promises effortless access to essential amenities, including schools, parks, shops, and public transport options. Enjoy the best of suburban living while being just moments away from the vibrant hub of the city. - Ideal for Investors or First Home Buyers. Upsizers/Downsizers or family home! Whether you're a savvy investor seeking lucrative rental returns or a first home buyer this property presents an unmissable opportunity to maximize your investment potential. - Why Invest in Cambridge Park: Strong rental demand and capital growth potential. Close proximity to educational institutions, making it appealing to families and students alike. Easy access to major employment hubs and transport networks, ensuring convenience for residents. Great for those looking to upsize or downsize, family friendly neighborhood with lots of amenities near by.

SOME LOCAL AMENITIES: - Cambridge Park Highschool approx. 240m - Closest BUS stop approx. 260m - Shaw Park approx. 300m - Kingswood train station approx. 1.4km - Nepean Hospital approx. 2.2km - Western Sydney UNI approx. 2.8km - Cambridge Gardens Plaza approx. 2.9km

For further information on this property please contact Meshel Bahnam on 0478 664 123. Don't miss out on all new listings advertised first on social media! @meshelbahnam on INSTAGRAM!

Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.