

13 Cringila Street, Cringila, NSW 2502

Sold House

Thursday, 12 October 2023



13 Cringila Street, Cringila, NSW 2502

Bedrooms: 5

Bathrooms: 1

Parkings: 3

Area: 575 m2

Type: House



Monique Field



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0421850852

\$620,000

Welcome to this versatile property that offers boundless opportunities, featuring not one, but two distinct residences on a single title. Whether you're an ambitious renovator or a savvy investor, this unique offering promises rewards and potential in equal measure.

Main House: Transform Your Dream Home: Situated on a generous 575m² (approx.) block, the front property beckons with untapped potential. Here's your chance to breathe new life into a character-filled, yet run-down gem. Step inside to discover a functional layout featuring three spacious bedrooms adorned with built-in robes, high ceilings, and ornate cornices. The central bathroom, open-plan kitchen, living, and dining areas are ripe for replacement and remodelling, offering a canvas for your creative vision to flourish. Additionally, the house beneath boasts parking for three cars and ample storage solutions.

Investment Potential: Unlock Significant Returns: Smart investors will recognize the goldmine of potential returns within this property. Whether you're considering flipping or holding, this property presents a canvas upon which to paint your financial success.

Granny Flat: Family Proximity and Rental Income: Keep your family close while enjoying the added benefit of rental income from the brand new 2-bedroom granny flat. This modern addition provides versatile accommodation for extended family members, teenagers, or elderly parents. In an era where accommodating the elderly is in high demand, creating the perfect space to empower your loved ones while maintaining their independence.

Maximise Your Earning Potential: Elevate your investment portfolio by capitalising on dual rental income. Rent out the granny flat to tenants, or consider a creative lifestyle change by moving into the granny flat yourself and renting out the main house. With this approach, you can maximise your earning potential and achieve positive cash flow on your investment.

Strategic Location: Convenience at Your Doorstep: Located just a five-minute drive from Warrawong and Figtree, or a ten-minute drive to the bustling Wollongong Central, convenience is at your doorstep. You'll also find local shops and public transport within walking distance, making daily errands a breeze.

Are you ready to unlock the endless potential of this versatile property? With the right vision, resources, and execution, it has the makings of a standout investment. Don't miss your chance to make your mark on this promising real estate opportunity. Contact Monique Field today for more information and to schedule a private viewing.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.