

# 18a Beale Street, Georges Hall, NSW 2198

## House For Sale

Tuesday, 9 January 2024

18a Beale Street, Georges Hall, NSW 2198

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 452 m2

Type: House



Jason Behringer  
0409466502



Matthew Leung  
0433985065

## **Auction (unless sold prior)**

What a way to welcome 2024 with a super rare opportunity to grab this cracking property. Boasting a generous size 4 bedroom duplex you will also love the bonus of a free standing 2 bedroom granny flat. Nestled on an impressive 452sqm of land in a super quiet street, you will love the convenience of being only around the corner from local shops, schools, parks and transport. Opportunities of this calibre seldom arise

**Duplex:-** Large open plan tiled living area- Modern kitchen with ample space- 4 double size bedrooms with ample light- Ensuite to main bedroom & built-in robes throughout- Gas cooking, heating and hot water system- Ducted air conditioning throughout - Internal laundry and lock-up garage- Generous, North facing alfresco area- Great size yard for the kids to play- Potential rental return \$900 per week

**Granny Flat:-** Open plan lounge, dining & kitchen- 2 great sized bedrooms- Built-in robes and air conditioning- Gas cooking, heating & hot water system- Fully fenced with private access- Potential rental return \$500 per week

Both properties are currently tenanted but the property can also be offered with vacant possession, if you are looking for a cracking investment property or something ideal for extended family then this is the property for you

**Auction Saturday 10th February 2024 (unless sold prior)**

**Sell Smarter ...ask a Local**

**Disclaimer:** We have been furnished with the above information however, PRD Panania 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 enquiries in order to determine whether or not this information is in fact accurate.