

19 & 19a Orchard Road, Colyton, NSW 2760



House For Sale

Wednesday, 24 April 2024

19 & 19a Orchard Road, Colyton, NSW 2760

Bedrooms: 5

Bathrooms: 2

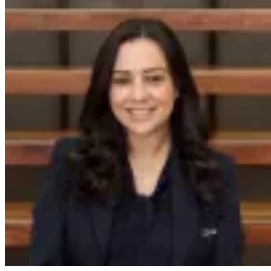
Parkings: 2

Area: 651 m2

Type: House



Trevor Holmes
0247246600



stephanie radcliffe
0247246600

\$1,100,000 - \$1,200,000

Discover an exceptional real estate opportunity in Colyton, blending modern living with versatile investment potential. This property features a contemporary three-bedroom home and a self-contained two-bedroom granny flat, catering to both families and investors.

Main House

- **Renovated Elegance:** The main residence has recently undergone a comprehensive renovation, including upgraded copper piping and wiring where applicable. Premium finishes like glass splashbacks, Caesar stone benchtops, built-in robes, and ceiling fans enhance its elegance.
- **Spacious Living:** Three bedrooms, a family bathroom, and L-shaped lounge diner with a sun lounge offer ample comfortable living.
- **Modern Comfort:** Zoned ducted air conditioning and sleek downlights provide modern comfort.
- **Secure Entry:** Electric key-fob activated roller doors provide security and privacy.

Granny Flat

- **Separate Living:** The self-contained two-bedroom granny flat has a private entrance, separate driveway, and key-fob entry for added security. It mirrors the main house with glass splashbacks, Caesar stone benchtops, and built-in robes.
- **Rental Income:** Currently rented for a combined income of \$990 per week, with potential for an increase to \$1,020 per week.

Exterior Features

- **Ample Parking:** Accommodate 5-6 cars with ease, including three spaces under a large, high-quality carport, single-car garage, and additional driveway spaces.
- **Large Backyard:** The expansive backyard offers space for children and pets to play.
- **Storage:** A storage shed provides additional storage options.

Location & Lifestyle

- **Prime Location:** Walking distance to local amenities like the primary school and shopping centre.
- **Easy Access:** Close to major roads like the M4 Motorway for convenient travel.

Colyton offers a blend of modernity, convenience, and potential for future development. Don't miss this exceptional opportunity to invest in a versatile and luxurious residence.

Rental Return: \$990 per week
Outgoings: Council Rate: \$555 approx. per quarter
Water Rate: \$171 approx. per quarter

****TO VIEW THIS PROPERTY, PLEASE CLICK THE 'EMAIL AGENT' OR 'BOOK INSPECTION' BUTTON AND SUBMIT YOUR ENQUIRY WE WILL RESPOND WITH AVAILABLE INSPECTION TIMES. PLEASE ENSURE YOU REGISTER TO INSPECT THIS PROPERTY****

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