

2 & 2a Megan Avenue, Smithfield, NSW 2164

House For Sale

Tuesday, 28 May 2024



2 & 2a Megan Avenue, Smithfield, NSW 2164

Bedrooms: 5

Bathrooms: 2

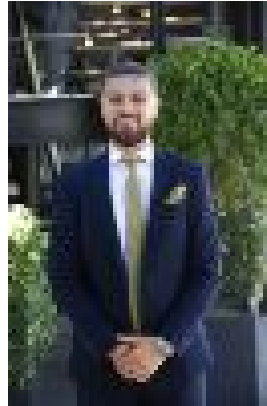
Parkings: 2

Area: 556 m2

Type: House



Patrick Jerji
0478061166



Danny Warda
0472625941

New To Market | House & Granny Flat

This magnificent Home + Granny Flat presents the ideal opportunity of two homes on the one lot, ideal for large families, young families or savvy investors. The main residence boasts 3 generous sized bedrooms and plenty of living space while the 2 bedroom Granny Flat offers expansive living and private backyard. With all the hard work being done for you, these properties have totally separate access and meters for total peace of mind. With the potential to earn an income of up to \$1230 per week, this is an investors dream come true without all the hassle and delays of doing it yourself. Investors Note | Rental appraisal: House \$650 - \$680 p/w Granny Flat: \$500 - 550 p/w Total: \$1,150 - 1,230 p/w = \$59,800 - \$63,960 p.a. Features: Main Residence + teenage retreat* 3 generous sized bedrooms 2 with BIW* Formal lounge room/dining room off kitchen* A gourmet kitchen with quality appliances* Split system A/C* Modern renovated bathroom* Sunroom/4th bedroom option at rear of the property* Currently leased for \$620 p/w to amazing tenants* Potential rental return of \$650 - \$680 p/w Granny Flat* 2 large bedrooms with built-in wardrobes* Open plan living area fully tiled throughout* Modern kitchen with stainless steel appliances* Stylish bathroom and laundry, split system air conditioning* Rental potential of \$500 - \$550 per week! In the most sought after locations in Smithfield, walking distance to a variety of public & private Schools, Stocklands Mall and Transport. Auction location : Smithfield RSL Auction time & Day : 25th of June @6pm, 5:30pm registration