

**2 & 2A Thor Place, Hebersham, NSW 2770**



**House For Sale**

Friday, 23 February 2024

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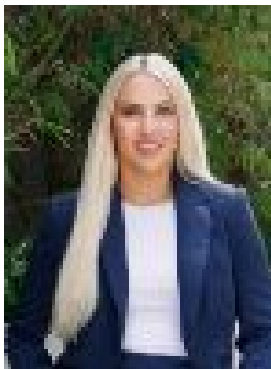
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 857 m2**

**Type: House**



Paige Oliver

0477511118

## FOR SALE BY AUCTION

HOUSE & GRANNY FLAT ON 857SQM BLOCK Paige Oliver from Ray White Nepean Group is proud to present this excellent opportunity to market! Situated on a generous 857sqm land area and approx. 19m frontage this house and granny flat property ticks a lot of boxes! House Features: • Three good size bedrooms, the master featuring a mirrored built in wardrobe and a ceiling fan • Spacious three-way bathroom with shower and bathtub and separate toilet • Updated kitchen with stainless steel appliances, plenty of cupboard and bench space, gas cooking and walk in pantry • Large lounge room with split system air conditioning • Undercover alfresco area and garden shed • Allocated parking Granny Flat Features: • Two good sized bedrooms with built in wardrobes • L shape kitchen with combined dining area • Bathroom offers floor to ceiling tiles, shower and internal laundry • Allocated parking Location Benefits: • 200m walk to Heber Park • 400m walk to the nearest bus stop • 4min drive to Plumpton Marketplace • 7min drive to Mount Druitt Westfield • 7min drive to Mount Druitt Train Station • 7min drive to Mount Druitt Hospital • 32min drive to Western Sydney (Badgerys Creek) Airport The properties are currently leased with a combined rental return of \$900 per week. Based on the current market we estimate a potential combined rental return of \$1,000 per week. Outgoings: • Water Rates: Approx. \$500 per quarter • Council Rates: Approx. \$570 per quarter