

**2 Rochester Street, Gregory Hills, NSW 2557**

**CENTURY 21**

**House For Sale**

Monday, 1 April 2024

2 Rochester Street, Gregory Hills, NSW 2557

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 502 m2**

**Type: House**



Henry Fernandez  
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## FOR SALE!

The team at Century 21 The Paramount Group are proud to present this opportunity to the market for the next lucky homeowner! Discover the perfect blend of space, comfort, and versatility with this stunning property featuring a main house and separate granny flat. Ideal for extended families, rental income, or a home office, this property offers endless possibilities. Don't miss this rare opportunity to own a property with dual living spaces. Whether you're looking for a smart investment or a home for you to extended family, this property ticks all the boxes. Arrange an inspection today and unlock the potential of this unique offering!

**Main House Features:** \* 4 spacious bedrooms all with built-in wardrobes and main bedroom includes a walk-in wardrobe and ensuite. \* Kitchen includes gas cooking and ample amount of storage space. \* Ducted air-conditioning \* Double lockup car garage \* Positioned on a 502 sqm block. \* Current weekly rental return: \$750.00 \* Lease agreement terms: Expires on the 20.01.2025.

**Granny Flat Features:** \* 2 spacious bedrooms with built-in wardrobes. \* Open plan living and dining area. \* Split system air-conditioning \* Separate street frontage to the main dwelling. \* Potential weekly rental return: \$450.00 \* Kitchen includes gas cooking and dishwasher. \* Private courtyard. For more information contact Century 21 The Paramount Group on 02 4655 4488. Look forward to seeing you at our open home!

DBCORP Investments Pty Ltd Trading as Century 21 The Paramount Group believes that all the information contained herein is true and correct to the best of our ability however, we encourage all interested parties to carry out their own enquiries at all times. If we are informed of any agent interest or material fact of the property, you will be advised accordingly.