

**2 Yanco Street, Merrylands, NSW 2160**



**House For Sale**

Thursday, 13 June 2024

2 Yanco Street, Merrylands, NSW 2160

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 563 m2**

**Type: House**



Sid Elias

0410404414

## **Auction**

Sid Elias is calling all astute investors! This exceptional corner block property at 2 & 2A Yanco St, Merrylands, presents a rare opportunity to secure a high-yielding double income stream. Main Home Feature: Elevated 3-bedroom family home, perfect for a growing family. Modern kitchen with generous amount of storage. Airconditioning for all year comfort. Polished floorboards throughout. Currently rented for \$600 per week, with potential for a rent increase in line with market rates. Offers a comfortable and spacious living environment, attracting quality tenants. Granny Flat Features: Ultra-modern 2-bedroom granny flat positioned at the rear of the property. Modern kitchen with an ample amount of storage and breakfast bar. Laminated floorboards throughout. Airconditioning for all year comfort. Generating a healthy return of \$420 per week, with further potential for rent growth. Provides a stylish and low-maintenance option for independent tenants. The Added Advantage: Corner block position maximizes land use and offers additional development potential (Subject to council approval). Dual access points increase appeal to potential tenants. This exceptional property represents a solid investment with excellent returns and future growth potential. Don't miss out on this golden opportunity! Call Team Elias today on 0423 777 482!