

**20 Moir Street, Smithfield, NSW 2164**



**Sold House**

Friday, 6 October 2023

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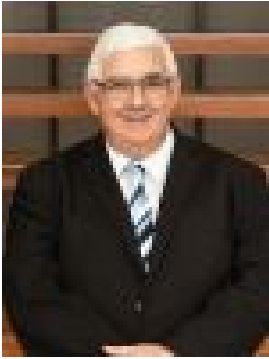
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



Tom Murphy  
0297494949

**\$1,320,000**

SOLD BY STARR PARTNERS AUBURN. CALL 9749 4949 FOR A FREE MARKET UPDATE. A rare opportunity to purchase a well maintained family home with one bedroom approved granny flat, which sits on a hard to find 1000sqm clear block with an impressive 20m frontage. The current property offers a spacious three bedroom brick veneer home with a good sized living room, a renovated kitchen and bathroom, a large screen enclosure and BBQ area perfect for entertaining. With 2 separate driveways to the backyard, and an approved one bedroom granny flat, this is a property that has the perfect combination of size, space and development potential.\* Three bedroom brick veneer home\* Renovated kitchen and bathroom\* Good sized living room with a combustion fireplace \* Large screen enclosure and BBQ area for entertaining \* Self-contained granny flat with separate access\* Potential dual rental return perfect for an investor\* Two driveways plus plenty off street parking\* 1000sqm clear and level block with a 20.3m frontage\* Potential Rental Return for the house - \$600 to \$650 per week \* Potential Rental Return for the granny flat - \$350 to \$380 per week

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