

216 & 216A Welling Drive, Mount Annan, NSW 2567



Sold House

Wednesday, 20 March 2024

216 & 216A Welling Drive, Mount Annan, NSW 2567

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 608 m2

Type: House



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\$1,225,000

“Let the Granny Flat pay your mortgage!” For anyone looking for a property with two potential incomes, this beautifully presented, free standing, 3 bedroom home + detached, custom built, 2 bedroom + 2 garage, oversized granny flat is the perfect opportunity. Located close to Mount Annan High School, Mount Annan Primary School, sporting fields, public transport & only minutes to the Mount Annan shopping centre & Mount Annan Leisure Centre, this property is too good an opportunity to miss. The main house has been a consistent earner for the owner for an extended period of time and the recently completed granny flat has now dramatically increased the earning capacity of the property. This is a fantastic opportunity to secure a “blue chip” investment. The main house is completed by the following inclusions: - Main bedroom with built in robe, ceiling fan + split system air conditioner - Bedroom 2 + 3 - Large living area with split system air conditioner + ceiling fan - Oversized, updated, eat in kitchen with generous dining allocation and an elegant colour palate. - Renovated bathroom with tiling to 1.8m, semi-frameless shower screen + modern vanity with glass inlaid cabinet doors - Large alfresco entertaining area with colourbond roof - Single garage with drive through access to rear undercover area - Currently tenanted until 27th August 2024 - Current market rental expectation is \$550 per week The oversized flat is completed by the following inclusions: - Two generous bedrooms with mirrored built in robes + ceiling fans - Double tandem garage with split system air conditioning, internet cabling, TV + multiple power points - perhaps the ideal work from home space - Large alfresco area flowing out from the living area to the private lawn + garden - North facing - Large open plan living area - 103.5m² in total under roof - High ceilings - Quality Italian tiling throughout the property - Downlights throughout the property - Split system air conditioner in main living area - Oversized eat in kitchen with extensive bench + storage space, 600mm appliances, soft close cabinetry & 20mm stone top - Stunning bathroom/laundry with floor to ceiling tiling, semi-frameless shower screen, toilet, vanity + laundry sink - Currently tenanted until 27th August 2024 - Current market rental expectation is \$475 per week - The entire block is 608m² Located across the road from the reserve & park, 250m from Mount Annan Public School, 350m from Mount Annan High School, 1400m to Mount Annan Leisure Centre & 1650m to Mount Annan Shopping Centre this property is close to every facility you could possibly need. Mount Annan is a thriving community which has become a central hub of the south western growth corridor. Offering facilities such as a major shopping centre, medical centres, cinema complex, public library, multiple different schooling options and less than 20km to the new Badgery’s Creek Airport development, this is an area which is increasingly desirable. The team here at First National Collective are very proud to be able to bring this property to the market. We have absolutely no doubt that this will be a much-loved home for many years to come.