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

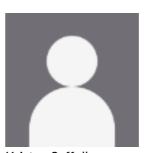
Sold House

Wednesday, 20 March 2024

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

Bedrooms: 5 Bathrooms: 2 Parkings: 3

Andrew Valciukas



Area: 608 m2

Kristen Suffolk 0449115441

Type: House

\$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: - IMain bedroom with built in robe, ceiling fan + split system air conditioner-2Bedroom 2 + 3-2Large living area with split system air conditioner + ceiling fan-2 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-2Large alfresco entertaining area with colourbond roof-2Single garage with drive through access to rear undercover area-2 Currently tenanted until 27th August 2024-2 Current market rental expectation is \$550 per weekThe oversized flat is completed by the following inclusions:-ITwo generous bedrooms with mirrored built in robes + ceiling fans-Double tandem garage with split system airconditioning, 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-2Large open plan living area-103.5m2 in total under roof-High ceilings-2Quality Italian tiling throughout the property-2Downlights throughout the property-2Split system air conditioner in main living area-2Oversized eat in kitchen with extensive bench + storage space, 600mm appliances, soft close cabinetry & 20mm stone top-2 Stunning bathroom/laundry with floor to ceiling tiling, semi-frameless shower screen, toilet, vanity + laundry sink-2 Currently tenanted until 27th August 2024-2Current market rental expectation is \$475 per week-2The entire block is 608m2Located 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.