

**28 Birriley Street, Bomaderry, NSW 2541**

**Professionals**

**House For Sale**

Friday, 31 May 2024

28 Birriley Street, Bomaderry, NSW 2541

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



Karl Poulton  
0244212644



Samantha Walsh  
0244212644

**\$1,250,000**

Discover the ultimate investment opportunity in the heart of Bomaderry! This unique property features three separate dwellings on a single title, each with tenancies in place providing a steady and reliable income stream. Situated in a prime location, this property offers unparalleled convenience and significant potential for rental income and future growth. The property offers incredible flexibility as there is also opportunity to owner occupy. Whether you're an investor seeking a high-yield opportunity, or looking for a place to call home while benefiting from the rental income, this property caters to your needs. The front dwelling is the original homestead providing old-world charm with high ornate ceilings, wooden floorboards, 3 bedrooms, two of which feature built in robes. Externally the property boasts a wrap around verandah soaking up the sunshine, an ideal spot to enjoy your morning coffee and watch the world go by. At the rear of the property there is a modern brick duplex. Both feature two bedrooms with built in robes, ceiling fans, vinyl floor planks in the open plan living and modern kitchen and bathrooms with a low maintenance, fully fenced courtyard. Secure your financial future with this remarkable investment. The rental yields, combined with the potential for capital growth, make this property a standout choice in Bomaderry's thriving market. Don't miss out on this rare opportunity to own a piece of Bomaderry's best! Contact the Selling Agents at Professionals Nowra on 02 4421 2644. Features we LOVE: • Three Dwellings on One Title: A rare find, this property consists of three well-maintained and fully tenanted homes, providing immediate rental income. • Potential for Owner Occupation: Live in one dwelling while renting out the others, or rent all three for maximum return on investment. • Proximity to Amenities: Enjoy the convenience of being close to Bomaderry Shopping Complex, public & private schools, local parks and delightful cafes, making it an attractive location for tenants and owners alike. • Near Bomaderry Train Station: Commuting is a breeze with the train station just a short walk away, connecting you to the South Coast, Illawarra and beyond.