

**28 Woolard Road, Springfield, NSW 2250**

**LJ Hooker**

**Sold House**

Friday, 6 October 2023

28 Woolard Road, Springfield, NSW 2250

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



Nicholas Cusick  
0419436679



Scott Hunter  
0243241234

**\$811,000**

When an opportunity like this is presented featuring two fully equipped dwellings on the same block, you will be hard pressed to find a better investment opportunity. The flexible floor plan is perfect for an investor looking for a dual income property, an extended family or those looking for a home with a separate income. Featuring: Upstairs Residence: \* 3 bedrooms, two with built in robes \* Light filled, lounge and dining areas \* Kitchen with electric appliances and ample cupboard space \* Separate sunroom \* Main bathroom with separate toilet \* Single garage Downstairs residence: \* 2 bedrooms with built in robes \* Spacious lounge room \* Kitchen with electric appliances, adjoining dining area \* Shared laundry with external access to the fully fenced backyard \* Single carport and outdoor patio Both are currently tenanted with a combined rental return of \$680 per week. However, once renovated the return would be approximately \$850 per week. Set on a north facing 601sqm block in a quiet cul de sac the prime location is just minutes to Erina Fair, local schools, transport, parkland and waterways. Call Nicholas on 0419 436 679 to arrange your inspection. Council Rates: \$1,972.23pa approx. Water Rates: \$729.12pa approx. + usage