

**29 & 29A Wellington Street, Eglinton, NSW 2795**

**@realty**

**House For Sale**

Friday, 3 May 2024

29 & 29A Wellington Street, Eglinton, NSW 2795

**Bedrooms: 6**

**Bathrooms: 2**

**Area: 2023 m2**

**Type: House**



Leanne Hurley

**\$999,000**

Situated in ever popular and fast growing Eglinton, this huge 2023sqm parcel of land offers great development and investment opportunities. Live in or invest in this very unique property! On offer: \* Hamptons style 4 bedroom home comprising of huge bedrooms, lovely 9ft ceilings, Kauri floorboards, large lounge room with gas log fire, sunny dining room, updated kitchen with dishwasher and great North facing large entertaining area.\* Cute 2 bedroom cottage with large lounge room, split system heating/cooling, neat kitchen and bathroom, timber verandah front & back\* Large 2023 sqm block with sub-division potential, the second dwelling is already separately metered so sub-division would be relatively easy to do and then could be sold separately! (STCA)\* First dwelling could offer further development with dual occupancy potential (STCA)\* Not heritage listed! Knock down for further development (STCA)\* Dual income potential, the cottage is already tenanted for \$360 pw with potential of \$420 pw, the front home has a potential rental income of approx. \$500 pw \* Perfect to cater for extended families\* Simply live in the front house and lease the back cottage and start your rental portfolio Enjoy this large parcel of land in the heart of Eglinton as is with two great properties or explore all of the potential offered with further development, the choice is yours! Reap the rewards and invest in the future! Call Leanne Hurley on 0417 655 002 for your private inspection.