

32 & 32a Galton Street, Wetherill Park, NSW 2164



House For Sale

Monday, 22 January 2024

32 & 32a Galton Street, Wetherill Park, NSW 2164

Bedrooms: 6

Bathrooms: 2

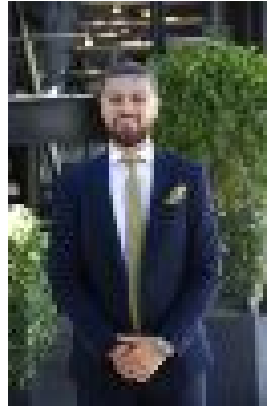
Parkings: 1

Area: 727 m2

Type: House



Patrick Jerji
0478061166



Danny Warda
0472625941

New To Market

This magnificent Home + Granny Flat presents the ideal opportunity of two homes on the one lot, ideal for large families, young families or savvy investors. The main residence boasts 4 generous sized bedrooms and plenty of living space while the 2 bedroom Granny Flat offers expansive living and private backyard + on a unique and expansive 727sqm block of land. With all the hard work being done for you, these properties have totally separate access and meters for total peace of mind. With the potential to earn an income of up to \$1300 per week, this is an investors dream come true without all the hassle and delays of doing it yourself. Investors Note | Rental appraisal: House \$700 - \$750 p/w Granny Flat: \$500 - 550 p/w Total: \$1,200 - 1,300 p/w = \$62,400 - \$67,600 p.a. Features: Main Residence + teenage retreat* 4 generous sized bedrooms with BIW* Oversized Master bedroom* Formal lounge room/dining room off kitchen* A gourmet kitchen with quality appliances* 2 split systems A/C* Separate living and dining areas plus a large kitchen with ample storage* Potential rental return of \$700 - \$750 per week* 727sqm square block of land!* Further potential to build studio (S.T.C.A) Granny Flat* 2 large bedrooms with built-in wardrobes* Open plan living area fully tiled throughout* Modern kitchen with stainless steel appliances + gas cooking* Stylish bathroom and laundry, split system air conditioning* Separate low maintenance backyard* Huge 3m+ ceiling height, unique raked ceiling design!* Currently leased for \$390 per week* Rental potential of \$500 - \$550 per week! In the most sought after locations in Wetherill Park, walking distance to a variety of public & private Schools, Stocklands Mall and Transport. Auction location : Smithfield RSL Auction time & Day : 20th of February @6pm, 5:30pm registration