

36 & 36a Flinders Avenue, Killarney Vale, NSW 2261



House For Sale

Thursday, 13 June 2024

36 & 36a Flinders Avenue, Killarney Vale, NSW 2261

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Contact Agent

Don't miss out on this incredible opportunity! Secure yourself a sound investment or live in one property and rent out the other, featuring a meticulously maintained three-bedroom home and a council-approved granny flat. The Granny Flat is currently leased to an excellent tenant on an expired lease and the main home is recently vacated. Ideally situated near shops, schools, beaches, and public transport, this property offers convenience and potential for growth. Here are some key features:

- **Main House:** Enjoy spacious living with three bedrooms, highlighted by French doors, and original floorboards adding character. A renovated kitchen and bathroom offer modern comforts, while a front verandah and carport provide convenience.
- **Granny Flat:** This separate dwelling boasts privacy with its fenced yard and allocated parking space. With its great size, it offers an additional source of income, further maximizing your returns.
- **Investment Returns:** The main house was previously rented at \$510 per week, while the granny flat brings in \$350 weekly, offering a combined weekly return of \$860 per week with potential for increases.
- **Additional Details:** Council rates are approximately \$2,400 per annum and water rates are approximately \$750 per annum. With a fully fenced yard between the two dwellings and a private level backyard, this property offers security and tranquility. Whether you're looking to expand your investment portfolio or secure your future, live in one and rent the other, this property presents a golden opportunity. Act now and capitalize on this fantastic investment prospect!

Agent declares interest
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