

# 37 Farnsworth Avenue, Campbelltown, NSW 2560

## House For Sale

Wednesday, 17 January 2024

37 Farnsworth Avenue, Campbelltown, NSW 2560

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 620 m2

Type: House



Amit Saha

0296053433

## CONTACT AGENT

Explore this impressive 620 sqm property with a 15.24m frontage, located close to the heart of Campbelltown CBD. This property, set in a vibrant community and on a quiet, tree-lined street, is an excellent find for first-time buyers, investors, or those with a long-term investment strategy. Main House Features: + Master Bedroom: A spacious upper-level master bedroom with an ensuite and walk-in robe. + Additional Bedrooms: Two more bedrooms downstairs, one with built-in wardrobes. + Study area + Floating timber flooring throughout the house + Bathrooms: Convenient bathroom facilities on each level. + Living Spaces: An open-plan lounge, separate dining area, and a sunlit kitchen that opens to a sunroom or family area, adjacent to the laundry. + Comfort: Split air conditioning in key areas. + Outdoor Area: A large backyard with BBQ space. + Parking: A 2023 built remote-controlled garage plus an extra parking spot and off-street parking for guests. \*Rental Potential: Estimated at \$520 to \$550 weekly. Granny Flat Features: + Recent Construction: A two-bedroom granny flat built in 2023, with tiled flooring and modern design. + Kitchen and Living: A contemporary kitchen and air-conditioned living area. + Bedrooms and Bathroom: Large bedrooms with built-in wardrobes and mirrors, and a stylish bathroom with a large shower. + Outdoor Space: A small lawned backyard. + Parking: One dedicated spot and additional off-street parking. \*Rental Opportunity: Could fetch between \$420 to \$460 weekly. This property is a fantastic opportunity for those looking to invest in a versatile, high-potential property. Contact us to find out more and arrange a private inspection. Don't miss this chance to own a dual-level, dual-living property in a sought-after location. ENQUIRE NOW: Amit Saha: 0420 364

143 <https://www.facebook.com/amitsaharealestate> <https://www.instagram.com/amitsaharealestate> <https://www.youtube.com/amitsaharealestate> We trust that you will understand the need for this alternative approach due to the unique circumstances. Disclaimer: PRD nationwide, Ingleburn, believes that all information contained herein be true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their own inquiries and relevant searches. Please note we use virtual or staging furniture for a few pictures.