

**37 Harbourne Road, Kingsford, NSW 2032**

**Raine&Horne.**

**House For Sale**

Friday, 3 May 2024

37 Harbourne Road, Kingsford, NSW 2032

**Bedrooms: 10**

**Bathrooms: 3**

**Parkings: 5**

**Area: 520 m2**

**Type: House**



Sam Karatasas

0418280923

## **AUCTION - Contact Sam Karatasas 0418 280 923**

Located in a convenient position, this impressive block offers a rare opportunity to invest in a boutique block of three townhouse's, to be sold in one line. Occupying a generous corner position on a level block, this property is just moments away from Anzac Parade's vibrant shopping precinct, Meeks Street Plaza, Light Rail Stop and easy access to a wide range of amenities across Kingsford to Kensington. The Property Features Include:

- 2 x 3-bedroom townhouses & 1 x 4-bedroom townhouse
- Well, maintained, similar layouts and spacious townhouses
- Land Size: 520sqm (Approx)
- Potential Strata Opportunities (STCA)
- All bathrooms include a bathtub, laundry includes separate toilets
- All include lock up garage, 2/3 townhouses include extra carspace
- Solid, double brick construction with concrete slab floors
- Gross rental income of approximately \$141,828.57 per annum

Outgoings Council Rates: \$4,720.00 P/A Water Rates: \$3,988 P/A Open For Inspections: Saturday 1:00pm - 1:30pm Thursday: 5:30pm - 6:00pm Auction: Tuesday 4th June at 10:30am For more information, please contact the exclusive selling agent Sam Karatasas on 0418 280 923