

40 & 40A Hutton Road, Edmondson Park, NSW 2174



Sold House

Friday, 3 November 2023

40 & 40A Hutton Road, Edmondson Park, NSW 2174

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 450 m2

Type: House



Ron Regmi

0452106614

\$1,365,000

Multi Dynamic Auburn proudly presents this amazing property for sale in a prime location. Located in the highly sought-after area of Edmondson Park in the booming Sydney South West, this beautiful home offers a dual income opportunity. If you are an investor or buying for yourself, with a dual income opportunity this one is THE ONE you want to check out! Located within a short walk from Ed Square Shopping Centre and Edmondson Park train station, child care, schools and local park. Easy access to M5 and M7 motorways. Some Key Inclusions: *In the main house* 4 Specious bedrooms with built ins 2 Main bedroom with walk in robe, ensuite 2 Double lock up garage with internal access 2 One bedroom downstairs with full bathroom 2 Timber floor throughout the house 2 Downlights 2 Ducted aircon 2 Open plan living and dining 2 stainless steel gas cooktop and dishwasher 2 Stone bench top 2 Freestanding bathtub 2 Specious concreted alfresco 2 Seperate Laundry 2 A fully fenced yard 2 Currently ranting with \$750 Per week Plus many more..... *Granny flat*. Separate access 2 2 great sized bedrooms with built in robe 2 modern bathroom and laundry combined 2 Modern kitchen with gas cooking 2 Open plan kitchen and dining 2 Downlights 2 Timber floor throughout 2 Aircon 2 Big covered alfresco 2 fenced big backyard 2 Currently renting with \$470 per week Plus many more.... A home like this does not often come to the market and when they do they do not last long. This is an opportunity for you to own a place you can call home or invest with potential high rental income. Please call or text Prakash at 0450 928 535 and Ron at 0452 106 614 to book an private inspection or we welcome you to our next open home. Disclaimer: All information contained herein is gathered from sources we deemed or believed to be reliable. Multi Dynamic Auburn does not warrant the accuracy of the information, and interested persons should rely wholly on their own enquiries.