

# 41 & 41a Bush Drive, South Grafton, NSW 2460



## Sold House

Saturday, 19 August 2023

41 & 41a Bush Drive, South Grafton, NSW 2460

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 652 m2

Type: House



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**\$635,000**

The options here are near endless ...- live in the 3-bedder with mum next door in the 2 bedroom unit - rent one out while you live in the other- rent both out for amazing returnsOffering modern living, dual income potential, and flexibility in lifestyle arrangements, this is a property that should be on every prospective buyer's list. Within a flood-free location, this opportunity is a no-brainer. The property offers a modern three bedroom home alongside a convenient detached two bedroom unit - all fully approved. The three bedroom home has been designed with both style and functionality in mind creating a space that seamlessly blends modern living with the potential for income streaming opportunities. As you step inside, you're greeted by an open-plan living space with the heart of the home featuring a sleek modern kitchen, complete with a butler's pantry, catering for those who value the convenience of keeping meal preparation hidden away. The master bedroom is complete with an en suite, while the main bathroom and powder room provide additional comfort for residents and visitors alike. The entire living space is thoughtfully tiled, while the bedrooms offer the cosy touch of carpet.The standout feature is the two bedroom unit attached, which offers an abundance of possibilities for income generation and living arrangements. Whether you're interested in a dual-income investment by renting out both units, living in one and renting the other out, or accommodating multi-generational living with independent spaces for adult children, this unit offers flexibility to suit your needs.Both the main home and the attached unit are constructed from durable brick, minimising maintenance requirements. Under 10 years old and with the current owners keeping the property immaculately maintained, this is a neat and tidy property that is move-in ready. The beautiful and established gardens are a testament to the care and attention given to this property also featuring native plants. Positioned on a corner block, these properties are strategically situated to provide a sense of privacy. From the vantage point of the property, you can enjoy the overlooking views of the rolling hills.The council rates for this property are estimated at \$5,000pa. INVESTORS: Our property management team has appraised the house at 41 Bush Drive for approximately \$470-\$500 per week and the unit at 41a Bush Drive for approximately \$350 per week. This gives a combined income of approximately \$820 to \$850 per week.The rarity of this opportunity is important to note, don't let this opportunity pass you by. For more information or to declare your interest contact Melissa Dayes on 0467 000 447 or Terry Deefholts on 0413 299 176.DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.