

**44 & 44a Trawalla Street, Hebersham, NSW 2770**



**Sold House**

Saturday, 11 November 2023

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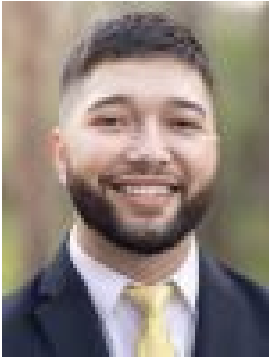
**Bedrooms: 7**

**Bathrooms: 3**

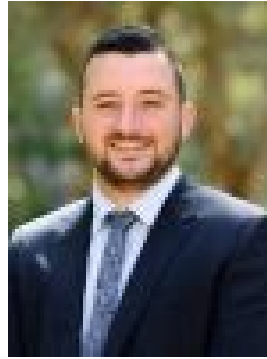
**Parkings: 3**

**Area: 586 m2**

**Type: House**



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**\$1,022,000**

We are delighted to introduce 44 & 44a Trawalla Street, Hebersham, brought to you by our esteemed selling agent, Tahiwī McGee. Nestled on a perfectly positioned 564sqm plot, this property comprises a 5-bedroom main residence and a council-approved 2-bedroom granny flat. With a commendable market rental range of \$1000 - \$1050 per week, this offering is an excellent opportunity for astute investors or families seeking an expansive and luxurious living space. The property enjoys a prime location, merely a short walk from Mount Druitt Train Station, Westfield, bus stops, and schools, making it an ideal residence.

**Main House Features:**

- 5 expansive bedrooms with built-in robes for optimal storage
- Solar panels
- Recently renovated kitchen exuding modern luxury, equipped with top-notch appliances including abundant cupboard space.
- Distinct lounge and dining areas offering separate yet connected living spaces
- hybrid flooring throughout the residence, providing a seamless and stylish aesthetic
- Freshly painted interiors, presenting a pristine and welcoming atmosphere
- Spacious sunroom, adding to the overall living space and versatility
- Beautifully landscaped gardens with ample greenery, creating a serene outdoor environment
- Rental potential ranging from \$600 to \$650 per week, ensuring a lucrative investment return

**Granny Flat Features:**

- Council-approved two-bedroom, self-contained street-front granny flat for added privacy
- Bedrooms feature generously sized built-in robes, optimizing storage space
- Well-appointed kitchen in a modern and luxurious style, ample cupboard space
- Luxurious full-height ceiling tiles in the bathroom, enhancing the overall sophistication
- Air conditioning for climate control and comfort
- Hybrid flooring throughout the granny flat, creating a sleek and low-maintenance interior
- Open-plan lounge and dining area, promoting a spacious and inviting atmosphere
- Covered entertaining area, perfect for outdoor gatherings
- Rental potential ranging from \$350 to \$400 per week, offering a sound investment opportunity

For further details, kindly contact Tahiwī McGee at 0423 388 252.