

**44 AND 44A RICHMOND ROAD, Cambridge Park,
NSW 2747**



House For Sale

Saturday, 27 January 2024

44 AND 44A RICHMOND ROAD, Cambridge Park, NSW 2747

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Gizzelle Powell
0428934618

JUST LISTED | DUAL OCCUPANCY, DUAL INCOME

**** DUAL OCCUPANCY WITH DUAL INCOME PROPERTY LAUNCH | Saturday, 3rd January 2024** Located in Cambridge Park sought after area, this three-bedroom home with Approved Granny Flat is perfect for blended family, growing family and astute investors who are looking for dual income. **MAIN HOUSE:** The benefits of renting this property are: * Three (3) good sized bedrooms * Open plan living filled with natural light * Modern kitchen with dishwasher, breakfast bar and ample storage * Separate dining * Spacious Bathroom tiled up to the ceiling with bathtub * Ducted aircon all throughout the house * External laundry * Solar panels to reduce electricity bills * Good sized backyard for your children and/or pets to enjoy * Currently rented **APPROVED GRANNY FLAT** * One (1) generous sized bedroom, fitted with built-ins * Contemporary kitchen * Modern bathroom * Internal laundry * Currently rented Situated on a 583.5 square metre block of land. In an ideal lifestyle location, the property is just walking distance to Kingswood train station, schools, childcare centres, shops, parks, and close to Nepean Hospital and only a short drive to Penrith CBD and St Marys CBD. **** DISCLAIMER:** The above information is believed to be correct and accurate, however, RE/MAX Lifestyle Marketing does not guarantee its accuracy and we urge prospective buyers to make their own enquiries if necessary. Virtual furniture for illustration purposes only. **** INSPECTION POLICY:** Please note that we are adhering to strict Government guidelines to always ensure the safety of our team and the community. We do welcome you to attend our inspections, however kindly request that you: * Masks are no longer mandatory however, they are highly recommended in situations where social distancing is difficult * Adhere to the social distancing guidelines of one person per four square meters. * Ask one of our team if you would like to open any cupboards or doors for further inspection. We are exercising a "Look don't Touch" policy to keep everyone safe. * Keep our team and community safe by not attending an inspection if you are feeling unwell. * Make use of the complimentary hand sanitizer provided at all viewings. #justlisted #realestate #realestateagent #cambridgepark #penrith #remax #remaxlifestylemarketing #remaxhustle #agentgizzelle #gizzellepowell