

44 Argyle Street, Picton, NSW 2571



House For Sale

Wednesday, 22 November 2023

44 Argyle Street, Picton, NSW 2571

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 866 m2

Type: House



Daniel Montes de Oca
0246771348

\$949,500

Explore the potential of 44 Argyle St, Picton - a property offering not just a home, but also an investment prospect with dual income streams. Conveniently located within walking distance of Picton's CBD and surrounded by amenities, this property promises an attractive opportunity for investors. Featuring a main residence with 3 bedrooms, 1 bathroom, and a single lock up garage complimented by a separate 1 bedroom granny flat complete with its own bathroom and private yard, this property provides versatility for rental income. The combined potential rental yield from both dwellings could reach up to \$745 per week, offering a solid return on investment. Spanning across a generous 866m² of land, this property stands as a promising investment, providing not only comfortable living spaces but also the possibility of a steady income stream. Don't miss out on this chance to secure a property that offers both a place to call home and a smart investment opportunity. Contact us today to discuss how 44 Argyle St, Picton, could become a valuable addition to your investment portfolio. Contact Daniel Montes de Oca on 0405 293 384 to book an inspection today! Note: Rental income estimates are subject to market conditions and may vary. Buyers are advised to conduct their own financial assessments. Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and /or financial advice prior to making any commitment or decision.