

**49 & 49a Reserve Street, Smithfield, NSW 2164**

**Raine&Horne.**

**Sold House**

Thursday, 22 February 2024

49 & 49a Reserve Street, Smithfield, NSW 2164

**Bedrooms: 6**

**Bathrooms: 2**

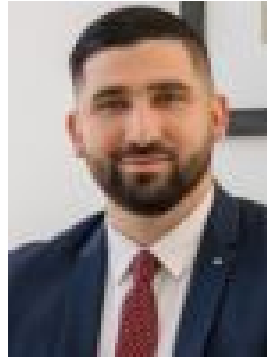
**Parkings: 3**

**Area: 651 m2**

**Type: House**



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**\$1,200,000**

Situated on a spacious 651.3m<sup>2</sup> block, this property boasts a main home and a fully self-contained sleep-out, offering flexibility and excellent rental income potential. The main home, renting for \$700 per week, features generously proportioned interiors including an open-plan living/dining area and five spacious bedrooms. Step outside to enjoy the covered alfresco area and a child-friendly yard, perfect for family gatherings. The separate sleepout, renting for \$310 per week, adds to the property's allure, making it ideal for extended or dual family living arrangements. With limitless refurbishment options available, astute buyers can easily capitalize on this promising investment. Complete with a child-friendly backyard and conveniently located within walking distance to parks, shops, and buses, with schools and sporting facilities nearby, this property offers a lifestyle that's both convenient and comfortable. Approved plans exist to replace the current sleepout with a new two-bedroom and an additional one-bedroom granny flat, maximizing the property's potential.

- Open living/dining space and neatly presented kitchen
- Covered alfresco area overlooks level backyard
- Sizeable bedrooms, four have built-in wardrobes
- One bedroom granny flat has its own bathroom and laundry
- Air conditioning, tiled flooring, carport for three cars
- Easy access to Fairfield City Central and Fairfield Station

Main house rent: \$700 per week  
Sleepout rent: \$320 per week  
Council rates: \$380.58 per quarter (approx)  
Water rates: \$173.29 per quarter (approx)  
In-room Auction at Doltone House, Club Marconi on Tuesday 26th March at 6:00pm

This property is presently under lease with our office. If you're considering acquiring it as an investment, feel free to connect with our Property Management team for details on how we can smoothly facilitate the management transition.

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.