

# 5 & 5A Tanzanite Street, Rutherford, NSW 2320

Thompson,  
Clarke

## House For Sale

Thursday, 21 March 2024

5 & 5A Tanzanite Street, Rutherford, NSW 2320

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 518 m<sup>2</sup>

Type: House



Ryan Clarke  
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Nic Markwort  
0240863800

**\$890,000 - \$930,000**

Secure your future with this remarkable near-new dual occupancy property! Boasting a spacious three-bedroom, two-bathroom home alongside a separate two-bedroom, one-bathroom dwelling, this property offers a unique investment proposition. Whether you're seeking a dual-income investment, a multi-generational living solution, or the option to live in one unit while renting out the other, this property has it all! Currently, both homes are leased out, ensuring immediate returns for savvy investors. The main residence at 5 Tanzanite is fetching \$550 per week until July 23rd, 2024, while the second unit at 5A Tanzanite is rented for \$450 per week until January 13th, 2024. Situated in the thriving suburb of Rutherford, convenience is at your doorstep. Enjoy easy access to schools, shops, public transport, and sporting facilities, making it an ideal location for tenants and residents alike. With council rates amounting to \$427 per quarter, the financials of this investment opportunity are favourable and enticing. Don't miss out on this smart investment move! Seize the chance to diversify your portfolio and secure steady rental income. Contact us now to arrange a viewing and take the first step towards securing your financial future! Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.