

# 539 & 539a George Street, South Windsor, NSW 2756



## House For Sale

Wednesday, 10 January 2024

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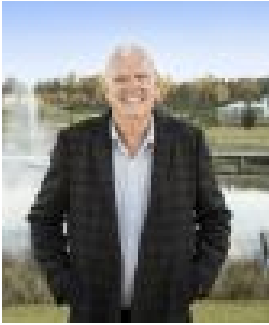
**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 805 m2**

**Type: House**



Peter Chidgey  
0414921912

## Dual Occupancy - Upcoming Auction!

Unlock the potential of dual living with this unique property offering two separate residences on a single title. Enjoy the flexibility of living in one while generating rental income from the other! The first residence is accessed via a private concrete driveway to a well-maintained brick veneer home featuring three bedrooms, open-plan lounge and dining areas, air conditioning, a lock-up garage, and an additional concreted car space. Nestled on a fully fenced, low-maintenance block, this property provides both comfort and convenience. Approximate rental return \$620 - \$630 p/w. The second residence, a charming weatherboard cottage, boasts three bedrooms (two with built-ins), a separate lounge, dining area, original kitchen and bathroom. Additional features include a sunroom, rear deck and carport. Situated on a grassy, easy-care block with a garden shed, ample open car spaces, and street frontage to George Street. Approximate rental return of \$570 - \$590 p/w. The total rental yield ranges from \$1,190 to \$1,220 per week, equivalent to an annual income of \$63,440 \*approximate only. Conveniently located in close proximity to South Windsor shopping centre, primary schools, local bus stops, and within walking distance to the train station, this property is a perfect blend of modern living and investment potential. Zoned R3 and subject to further development STCA. **\*\*Disclaimer\*\***All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.