

6 & 6A Ivy Street, Toongabbie, NSW 2146



House For Sale

Wednesday, 12 June 2024

6 & 6A Ivy Street, Toongabbie, NSW 2146

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 866 m2

Type: House



Tanjot Singh
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Shaktika Singh
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JUST LISTED!

Tanjot Singh from Harcourts Eternity - Toongabbie is delighted to present this immaculate house and granny flat, featuring an incredible floor plan on an oversized block of approximately 866 sqm. Both dwellings are meticulously designed to cater to the needs of extended families or savvy investors seeking dual income opportunities. Situated in a prime location, this property is just minutes' walk from schools, shops, local parks, Portico Plaza, and the Toongabbie train station. This is a golden opportunity for families or astute investors to secure a dual income property: live in one and rent out the other, or generate income from both. Fully renovated inside and out, the property boasts endless potential with a combined rental yield of \$1,200 per week. This is a must-see property guaranteed to impress.

House Features Include:-
Expansive Lounge and Dining: Leading to a sun-drenched courtyard via a sunroom.- Modern Comfort:* Seamlessly combines peace and practicality.- Contemporary Kitchen: Brand new with ample storage, featuring a new oven, electric cooktop, and range hood.- Four Oversized Bedrooms: One with split air conditioning.- Two Renovated Bathrooms: including one with a bathtub.- Freshly Painted Throughout: Brand new blinds and extra storage space.- Massive Backyard: Perfect for BBQs and entertainment with external access.- Teenage Retreat: Potential to convert to a studio (S.T.C.A) with approximately five car spaces at the front.- Current Rental Income: Tenanted at \$650 per week.**Granny Flat Features:**- Two Good Sized Bedrooms- Separate Lounge/Office- Open Plan Living and Kitchen: With gas cooking.- One Bathroom: Separate shower and toilet.- Split Air Conditioning: In the living room.- Separate External Access: To the granny flat.- Potential Rental Income: \$550 per week.

This property is sure to be highly sought after by investors, first home buyers, and upgraders looking for a prime location with substantial land. Don't miss this incredible opportunity-contact Tanjot on 0452 223 330 or Shaktika on 0405 514 712 for a private inspection.*All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.*