

6 Dunmore Crescent, Casula, NSW 2170

Professionals

House For Sale

Thursday, 13 June 2024

6 Dunmore Crescent, Casula, NSW 2170

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Stuart Zullo

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Auction \$1,100,000 Guide

A rare opportunity to purchase a unique "side by side" house and granny flat in a prime location. With potential for further development (s.t.c.a), this expansive 720 sqm block features an 18+ metre frontage and is zoned R3 for medium density. Perfect for investors or those seeking a multi-generational living setup.

Main House:- 3 Spacious Bedrooms: High ceilings and ornate cornices throughout- Modern Kitchen: Polyurethane cabinetry with stone bench tops- Living & Dining: Combined space with timber floors- Updated Bathroom: Plus a second toilet in the laundry- Single car carport, plus off street parking- Current Rent: \$450 per week with potential increase to \$470-\$490 per week

Granny Flat:- 2 Bedrooms: Both with built-in wardrobes- Contemporary Design: Only 4 years old, tiled throughout- Sleek Gas Kitchen: Granite bench tops and splash back- Private Courtyard: Great size, perfect for outdoor relaxation- Air-Conditioned: Comfort all year round- Separate Driveway & Parking: Independent access- Potential Rent: \$430-\$450 per week- 2 car off street parking

Key Features:- Large Block: 720 sqm with over 18 metre frontage- Zoning: R3 medium density, ideal for future development (s.t.c.a)- Prime Location: Walk to shops, schools, and train station- Convenient Access: Close to M5/M7 Motorways

Investment Potential:-Total Rental Income: Up to \$940 per week

This property offers substantial rental income with the added benefit of development potential, making it a fantastic investment opportunity. Don't miss out on this versatile and lucrative property!

Note: Subject to council approval (s.t.c.a)