

6 Kavenagh Close, Prairiewood, NSW 2176



Sold House

Thursday, 5 October 2023

6 Kavenagh Close, Prairiewood, NSW 2176

Bedrooms: 5

Bathrooms: 3

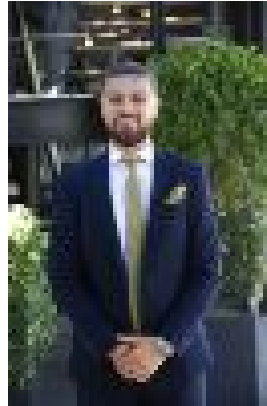
Parkings: 2

Area: 552 m2

Type: House



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\$1,350,000

Immaculately renovated, maintained and beautifully presented, this quality 2 storey residence is a fine example of comfort meets luxury living. Drenched in natural sunlight, you truly must inspect this home to fully appreciate its size, space and multiple living areas. In Prairiewood's most sought after location this property is within arms length of Stocklands Mall, Fairfield Hospital, Prairiewood high school and T-Way Station. With an additional one bedroom granny flat with separate entry perfect for dual living or dual income! With a meticulously maintained gardens through to the beautiful alfresco perfect for entertaining, this family residence is out to impress and will not last long. Main Residence Featuring: * Spacious light filled lounge room plus separate dining area * Dual living areas * Modern kitchen features quality stainless appliances * Four bedrooms 3 with built-ins * Floorboards + downlights throughout * Ducted A/C, remote control garage * Plantation shutters throughout * Beautiful undercover pergola for all year around entertainment * Easy walk to a Stockland Mall, Fairfield Hospital, T-way and schools * Rumpus on ground floor + massive underhouse storage! * Prairiewood high school catchment! * Landscaped front & backyards with side access * Potential rental income of \$800 - \$850 per week! Granny Flat Featuring: * Modern kitchen with stainless steel appliances * Stylish bathroom and laundry * Separate entry/access * Potential rental income of \$350 - \$400 per week! Investors Note | Rental appraisal: House \$800 - \$850 p/w Granny Flat: \$350 - \$400 p/w Total: \$1,150 - \$1,250 p/w = \$59,800 - \$65,000 p.a Only: * 4 minute drive (1.6km) to Prairiewood High School * 4 minute drive (1.7km) to Fairfield Hospital * 5 minute drive (1.8km) to Stocklands Mall * 5 Minute drive (1.8km) to Prairiewood T-Way Station * 20 minutes drive to Parramatta CBD * 35 minutes drive to Sydney CBD Auction location : Smithfield RSL Auction time & Day : 5th of March @6pm, 5:30pm registration