

60 & 60A Rosford Street, Smithfield, NSW 2164



House For Sale

Friday, 3 May 2024

60 & 60A Rosford Street, Smithfield, NSW 2164

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 582 m2

Type: House



Graham Ball

0412778855

RESERVE \$900,000

60 & 60A Rosford Street, Smithfield A house and granny flat each with street frontage, gently elevated from road level opposite Rosford Street Reserve. Strategically located near the industrial precinct, making this the ideal investment property. The owners have committed themselves elsewhere. Fully council-approved with all plans available upon request. Offering easy access to Greystanes and Merrylands with transport at door. The parklands will impress, a healthy environment with plenty of on-site parking available for each dwelling. You have several options, both tenants are on expired leases and are keen to renew if that suits you. The 3-bedroom fibro/tile dwelling currently achieves \$550pw, and the 2-bedroom granny flat returns \$480pw, totalling \$1,030pw. This would even suit an extended family or a joint venture. This is a great opportunity to get into the market. (THE OWNERS' AUCTION RESERVE IS SET AND DISCLOSED TO THE PUBLIC. WILL BE SOLD TO THE BEST BID ABOVE THE RESERVE ON THE DAY OF AUCTION. OFFERS ABOVE THE RESERVE WILL BE CONSIDERED PRIOR TO AUCTION) What's your offer?