

614B-614C Cabramatta Road West, Mount Pritchard, NSW 2170

Sold House

Saturday, 24 February 2024



614B-614C Cabramatta Road West, Mount Pritchard, NSW 2170

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 516 m2

Type: House



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\$1,180,000

WELCOME TO YOUR NEW PROPERTY...This incredible investment opportunity offers the perfect setup for multiple families or savvy investors looking to maximize rental income. This single-storey brick veneer property is designed for investors and families alike, offering a spacious layout with modern amenities and the added bonus of a granny flat at the back. Whether you're an investor seeking lucrative returns or a family looking for a comfortable abode, this home ticks all the boxes.

FEATURES OF THE PROPERTY:

MAIN HOUSE:- Three spacious bedrooms boast built-in wardrobes, ideal for accommodating large families- Master bedroom complete with a walk-in robe and ensuite - Two living areas located front and back, including combined family and dining areas, provide ample space for relaxation and entertainment.- European kitchen with free standing sink, 900mm gas cooktop, an island bench, and abundant storage- Two modern bathrooms adorned with contemporary fixtures, ensuring both style and functionality.- Spacious backyard featuring an alfresco living space with outdoor kitchen, with low-maintenance grass adds to the appeal, providing a hassle-free outdoor experience.- Lock-up garage with internal access, offering secure vehicle parking and additional storage space.-

QUALITY INCLUSIONS: Internal Laundry, video intercom, 5 security cameras, alarm system, and ducted air conditioning throughout the house.

GRANNY FLAT:- Two generously sized bedrooms featuring built-in wardrobes for ample storage- Stylishly appointed modern bathroom and separate toilet for convenience- Well-equipped European kitchen, perfect for culinary enthusiasts- Expansive open-plan layout seamlessly connecting living and dining areas- Enjoy year-round comfort with a ducted air conditioning system- Lucrative investment opportunity with the potential for rental incomes reaching up to \$1300 per week (\$850 for the main unit and an additional \$450 for a separate portion)

WHY MOUNT PRITCHARD?- Walkable distance to Aldi and short drive distance to Bonnyrigg Plaza.- Nestled in the vibrant South-western Sydney region, Mount Pritchard offers a rich blend of history, diverse culture, and modern living- Offering fantastic educational opportunities with Mount Pritchard Public and Mount Pritchard East Public School, fostering a supportive learning environment and Short distance to local selective high school.- Engage in sports and recreation at the Mounties Club, supporting local teams in rugby league and football. - Family-friendly community with Mount Pritchard Oval which offers a perfect space for sports enthusiasts- Minute walk to bus stop to access to Cabramatta, and Liverpool train stations

BOOK YOUR INSPECTION NOW!

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