

**69 & 69A Second Avenue, Kingswood, NSW 2747**

**Professionals**

**Sold House**

Thursday, 12 October 2023

69 & 69A Second Avenue, Kingswood, NSW 2747

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 631 m2**

**Type: House**



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**\$975,000**

Looking for a dual income producing property to add to your investment portfolio or possibly your first, or potentially buy your first home & investment property at the one time, either way, here is one that is sure to attract your interest. The house at the front is in really good condition and features a large lounge living area with a split system A/C unit, 3 good sized bedrooms, open design kitchen and dining area, updated bathroom and outside laundry with a bonus 2nd toilet. The current tenants are on now on a month to month basis but would love to continue living there. The two bedroom granny flat is approx. 6 years old and offers a real modern and spacious look. It features a real modern kitchen & bathroom and two great sized bedrooms each with double mirrored built-in robes. With the current rental market in such high demand at the moment there is scope to improve the weekly rental rates. The location of this property is nothing short of fantastic being directly opposite the entrance to the Western University of Sydney and a mere 5 minute drive to the Nepean hospital, Kingswood railway station, local shops & schools, new shopping complex in the Caddens estate, Penrith CBD and less than 10kms to St Marys where the new railway access direct to the new Western Sydney airport currently under construction. This dual income producing property is the ideal investment with a few options, whether you're looking to continue renting out both the house and granny flat for maximum income potential, or potentially live in one and rent out the other, what ever you decide it is sure to be a successful decision. For further details please call Ross Heidtmann on 0407 113 039. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.