

# 7 & 7a Grafton Place, Jamisontown, NSW 2750



## House For Sale

Wednesday, 12 June 2024

7 & 7a Grafton Place, Jamisontown, NSW 2750

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 962 m2

Type: House



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**\$1,250,000.00- \$1,295,000.00**

Attention Astute Investors and Extended Families; This exceptional Jamisontown property offers a rare opportunity – not one but two beautifully presented dwellings on a massive 963sqm block! Opportunities await! Whether you're seeking a high-yielding investment with dual income potential or a spacious haven for your growing family, teenage kids or in-laws, this property ticks all the boxes.

**Main House:**

- 4 Bedrooms with built in robes to two bedrooms
- Bathroom with separate toilet for convenience
- Double lockup garage plus covered carport
- 2 Split system air conditioners in the lounge room and main bedroom with ceiling fans throughout
- Spacious kitchen with dishwasher, an abundance of cupboard space and breakfast bar
- Open living and dining area with polished hardwood timber floors
- Large rumpus room off the back of the house
- Internal laundry
- Expansive backyard with paved area and side access
- Separate access to the secondary dwelling

**Secondary Dwelling:**

- 2 Generous size bedrooms with built in robes
- Combined lounge and dining area
- Modern kitchen with dishwasher and plenty of storage
- Split system air conditioning for year round comfort
- Tile and Carpet flooring throughout
- Abundance of natural light
- Internal laundry
- Private courtyard with large yard

The property is only a short drive to Penrith Panthers Entertainment and restaurants, Nepean River and the growing developing facilities along the riverbank including the east bank precinct, Nepean Centro offering many amenities, as well as Penrith Westfields. With public transport at your doorstep, many local primary and high schools, M4 Motorway, Great Western Highway, Nepean Hospital, Penrith Station, University of Western Sydney and approx. 25-minute drive to Badgerys Creek Airport expected to be completed by 2026, this property offers everything you need and much more in such a sought-after location. Embrace the Space, Envision the Potential – Your Future at 7 & 7A Grafton Place Awaits! Don't Miss Out on This Unique Opportunity! Seize the chance to own or invest in this versatile Jamisontown gem. With its dual dwellings, ample space, and prime location, it's an offer that's as rare as it is rewarding. Act now to secure your slice of paradise and make your property dreams a reality. Contact us today on 4721 1111 to schedule a viewing or to learn more about this exceptional offering.

**Outgoings:** Council rates: \$710 per quarter  
Water rates: \$172 per quarter

**Disclaimer:** While we strive to gather information from sources deemed reliable, we cannot vouch for its absolute accuracy. We encourage all parties to independently verify the details to their satisfaction.