

7 Hoyle Place, Greenfield Park, NSW 2176



House For Sale

Tuesday, 12 March 2024

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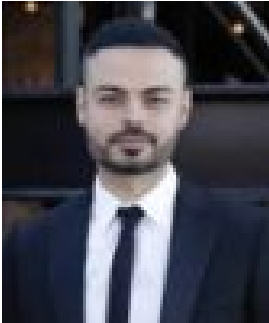
Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 550 m2

Type: House



Martin Yokhana
0402874843



William Yousif
0461538975

Auction

Ray White Wetherill Park & Team Yokhana are proud to present to the market lucky number 7 Hoyle Place in Greenfield Park. This home displays an outstanding layout, luxury finishes throughout both levels of the home and an outstanding location, just a stone's throw away from the local shops, you really don't want to miss out on this one! A home perfect for the growing family, this home provides comfortable living and convenience. Situated within a short distance to Edensor Plaza Shopping Centre and within only minutes away from Parks, Schools and places of worship. The beautiful brick home property is perfect for the growing family and with a combined potential rental income of \$1,550 per week, this property is perfect for the savvy investor. Generously sized and cleverly designed double-story home offers flexible family living, boasting well-balanced, naturally illuminated spaces and a seamless layout that enhances everyday comfort and enjoyment. Tailored for today's families, this residence presents a distinct opportunity with uncommon features.

Front House Offering:

- Five bedrooms featuring built-in wardrobes
- Master bedroom with ensuite and walk-in wardrobe
- Three generous bathrooms with floor to ceiling tiles
- Automatic single lock-up garage with additional storage space
- Enhanced security with roller shutters, security cameras, and alarm systems
- Spacious living and dining areas
- Comfortable environment with ducted air conditioning
- Both tiles and floorboards throughout the house
- Extra large alfresco perfect for entertainment

Sleepout Offering:

- Two bedroom sleepout/teenage retreat with mirror built-in wardrobes
- Tiled flooring, split-system air conditioning, and recessed downlights throughout
- Currently rented for \$450 per week to immaculate tenants who are happy to stay on

Investors Note: Front house potential rent return of \$1100p/w* Sleepout potential return of \$450p/w* An approximate rental return of \$80,600p.a * = Approximate Figures