

**72 & 72A Chatsworth Road, St Clair, NSW 2759**



**Sold House**

Wednesday, 4 October 2023

72 & 72A Chatsworth Road, St Clair, NSW 2759

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 596 m2**

**Type: House**



Daniel Palermo



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## Contact agent

The Process: Auction to be held onsite on Saturday 4th November 2023 unless sold prior. The vendor will consider all offers prior to Auction and if an offer is accepted the auction will be cancelled. If you would like to put forward an offer or have any further questions about the process, please contact the agent.

The Property: Introducing an exceptional investment opportunity at 72 & 72A Chatsworth Road, St Clair. This remarkable dual income property comprises a stylish brick veneer house and a contemporary granny flat, both with their own separate access and perfectly suited for savvy investors seeking a lucrative return on investment. Nestled on a generous 596sqm corner block, the property boasts a combined rental income of \$930 per week.

The main residence features:

- Three spacious bedrooms, each with built-in robes and split system air conditioning for year-round comfort. The master bedroom is further enhanced by a luxurious ensuite.
- Designed for modern living, the L-shaped lounge and dining area is complemented by a sleek bar and electric shutters on all front windows.
- Renovated galley-style kitchen, complete with a dishwasher, gas cooktop, Caesarstone bench tops and a rangehood plus an adjoining family / meals room with a split system air conditioner.
- Spacious bathroom with a bathtub and separate toilet, plus an internal laundry and two linen cupboards.
- Outdoors, the property offers a massive pergola with a timber deck, ideal for alfresco entertaining.
- A low-maintenance yard with a garden shed and a double lock-up garage with rear access complete the package.

The charming granny flat is approximately 6 years old and comprises of:

- Two bedrooms with mirrored built-in wardrobes.
- An open-plan living area with split system air conditioning.
- Modern kitchen with gas cooking, plus a combined bathroom and laundry.
- Private gated backyard, plus space available for parking in front yard, ensure comfortable and convenient living for occupants.

With its prime location, versatile living spaces, and attractive rental returns, this outstanding property is a must-see for investors seeking a smart addition to their portfolio. Listed below is an approximate distance from the property to local amenities:

- 120m to Local Reserve / Playground
- 850m to Bus stop
- 1km to Clairgate Public School
- 1km to St Clair Shopping Centre with Woolworths
- 1.2km to St Clair High School
- 1.3km to M4 Motorway
- 5.7km to St Marys Train Station
- 42km to Sydney CBD