

741 Warringah Road, Forestville, NSW 2087



Sold House

Wednesday, 20 March 2024

741 Warringah Road, Forestville, NSW 2087

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 511 m2

Type: House



Stuart Bath
0294523444



Damien Dwyer
0294523444

\$1,725,000

Located in the heart of Forestville this is a fantastic investment opportunity. House plus separate approved Granny Flat on corner block within easy walking distance to Forestville Shops, City Bus and local schools. Offered with a DA approval for a 9 bedroom boarding house. The house features 2/3 bedrooms, kitchen, full bathroom, laundry plus living spaces and parking. The granny flat is modern with 2 bedrooms, bathroom, living space, kitchen, laundry plus separate parking. This is a fantastic investment opportunity with the potential rents at \$900 - \$950pw + \$740 - \$760pw for a total of \$1,640 - \$1,710pw or approx. \$87,100 per annum. An excellent opportunity for a home plus income, dual family living or just as an investment for the future. Alternatively, knock down and build a 9 bedroom boarding house where rooms are in strong demand at present. This is an excellent property with a multitude of options for the astute investor.* Auction On Site; if not sold prior Link to Boarding House Plans -

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=138933>