

76 & 76A Northcott Road, Lalor Park, NSW 2147



House For Sale

Thursday, 13 June 2024

76 & 76A Northcott Road, Lalor Park, NSW 2147

Bedrooms: 6

Bathrooms: 2

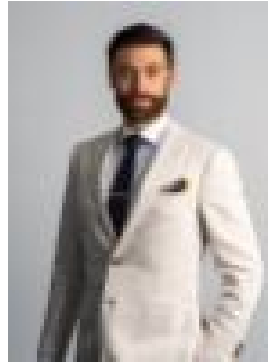
Parkings: 2

Area: 600 m2

Type: House



Nicholas Harb
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Alistair Agius
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House & Granny Flat

Situated on the high-side of a serene street, with a sunny north-facing aspect, this superb property offers the possibility of two incomes on one property. Investors, families with an eye to the future, growing families or investors – this is a fantastic opportunity no matter which way you cut it! It's a fully council-approved dual-occupancy property, offering immediate benefits as soon as you move in, and it's situated in a location that is extra-convenient and will have wide appeal for future renters or buyers. The granny flat will provide immediate income should you choose to move into the main residence. It is completely independent and provides separate access. The main residence is a well-appointed and accommodating home with everything you need and the potential for even more. The whole is situated on generous helping of prime, well-positioned Lalor Park real estate. Both premises are currently leased by excellent tenants at a total of \$940 per week.

Features (main dwelling):

- Four big bedrooms, three with built-in wardrobes
- Well-appointed gas kitchen with dishwasher and plenty of preparation and storage space
- Large, open kitchen and dining area
- Spacious family room
- Spacious family bathroom/toilet with separate bath and shower
- Internal laundry with space for linen work and storage
- Entertainer's deck that easily lends itself to a covering
- Two car spaces
- Currently leased at \$500 per week

Features (granny flat):

- Two bedrooms with built-in wardrobes
- Neat, modern kitchen with dishwasher
- Open-plan, living, kitchen and dining area
- Family bathroom/toilet
- Internal laundry with space for linen work
- Separate allocated carport
- Covered area for entertaining
- Currently leased at \$440 per week

Additional Features: reverse-cycle air conditioning, timber flooring, water tank

Both properties are separately metred. This great opportunity is minutes' walk to schools, shops, two railway stations, buses and offers easy access to the M2 and M7 motorways, and proximity to a variety of well-performed educational institutions. Call Nicholas Harb of Agius Property Group on 0427 530 419 to arrange your appointment to inspect.