

# 8 Kent Place, Colyton, NSW 2760



## House For Sale

Friday, 12 April 2024

8 Kent Place, Colyton, NSW 2760

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Steve Mamari  
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**\$1,100,000 - \$1,200,000**

:: Granny flat:: Large 918.10 sqm block:: Dual Income:: Excellent location:: cul-de-sac location:: 4-bedroom single-level brick dwellingThis property features a spacious double garage with ample storage and a rear yard that is perfect for families, especially those with children. The level terrain and fully fenced in-ground pool make it a haven for relaxation and fun in the sun. The fully self-contained granny flat includes one bedroom with a built-in robe, although it has older kitchen and bathroom fixtures. The main residence requires some attention and TLC but stands on an excellent huge level block of land of approx 918 sqm. Located in a sought-after, tranquil no-through-road street, this property enjoys abundant sunshine. Offering a 4-bedroom single-level brick dwelling and a separately council-approved granny flat, this property presents an attractive investment opportunity. Currently occupied by reliable long-term tenants who are willing to continue leasing, providing stability for investors, or can be delivered vacant for owner-occupiers, or home renovators, to maximise the rental returns.