

**87 Cross Street, Tahmoor, NSW 2573**



**House For Sale**

Sunday, 26 May 2024

87 Cross Street, Tahmoor, NSW 2573

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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**\$1,150,000**

New to the market is this brand new house and granny flat, situated in a brand-new estate and offering the ideal investment opportunity for savvy investors or dual residence home to raise a family. The property is located just a few minutes' drive from the Tahmoor CBD, but has lovely rural surrounds, providing country charm with suburban amenity right at your doorstep. This unique and well-designed property offers a brand new 4-bedroom main home and an attached 2-bedroom granny flat with separate access and metering. Designed with functionality, space and quality inclusions, this home will be ready to live in very soon. This property could be utilised as a standalone investment, that will gross over \$1000/week combined weekly rent (subject to market conditions at the time of leasing). Alternatively, you could live in one side and rent out the other. The granny flat alone, will gross approximately \$400/week in rent, so it really helps cover the mortgage with interest rates moving up to a more normal position, after the record lows we had. Alternatively, the homes are perfect for multi-generational living for families wanting to be close, but still have their independence.

**Home Features:-** Located in a beautiful brand-new estate, located just minutes' drive from - Tahmoor CBD (access to estate is straight down Progress St off Hume Highway)- Suburban living, set with rural surroundings- Expected gross rent of equal to, or above \$1000/week (appraisal and management services can be offered)- 4 Bedroom main house & 2-bedroom separate access granny flat- Independent rear yards for both house & granny flat- Separately metered for easy leasing- Spacious alfresco and surprisingly spacious separate backyards- Built by leading Sydney builder LILY HOMES- Construction will be complete in weeks- A great property for self-managed super funds

**Local Area Amenity & Features:-** 5min drive to Tahmoor Medical Centre- 5 min drive to Tahmoor Station- 5min drive to Tahmoor Public School- 5min drive to Tahmoor Town Centre and Woolworths- 7min Drive to Picton High School- 5.5km to Wollondilly Anglican College- 37min drive to MacArthur Square- 50min drive to Wollongong CBD

**Available Upon Request:-** Contract of sale- Rental appraisal- Details construction plans

**Disclaimer:** All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.