

**87 Prince Street, Waratah, NSW 2298**



**Sold House**

Thursday, 5 October 2023

87 Prince Street, Waratah, NSW 2298

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 741 m2**

**Type: House**



Mel Payne

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**\$780,000**

Welcome to a property that redefines versatility and potential. This impressive dwelling, nestled on a generous 741sqm block (approx), presents a rare chance to acquire a dual-income property with endless possibilities. Key Features: Unit 1 • 2 bedrooms for ample accommodation options • Separate living room for comfort and privacy • Tidy kitchen for convenient meal preparation Unit 2 • 1 bedroom with a private bathroom for added convenience • Separate dining and living rooms for flexible living spaces Additional Amenities: Abundance of shared undercover parking at the rear of the property. Extra storage shed with side access for your convenience. Two separate side gates for ample off-street parking options Location: Ideally situated in close proximity to Waratah Shopping Village, Mater Hospital, and the renowned McDonald Jones Stadium, convenience is at your doorstep. This coveted location ensures you're never far from essential amenities and entertainment options. Investment Potential: With a projected combined rental income of \$740- \$800 per week, (2 bedroom unit \$450-\$480 + 1 bedroom unit \$290-\$320) this property offers an outstanding return on investment. Whether you're seeking an income-generating asset or planning a future renovation or knock-down-rebuild project (STCA), the possibilities are boundless. Opportunities like this are a rarity in this highly sought-after suburb. Don't miss out on this chance to secure a property with dual-income potential and the promise of future growth. Arrange a viewing today and unlock the potential of this unique real estate gem! Disclaimer: All measurements are approximate. Buyers should conduct their own research and seek professional advice for any potential development projects (STCA).