

**9 & 9a Kyuga Street, Aberdeen, NSW 2336**



**Sold Duplex/Semi-detached**

Friday, 22 September 2023

9 & 9a Kyuga Street, Aberdeen, NSW 2336

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1012 m2**

**Type:**

**Duplex/Semi-detached**



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**\$495,000**

This is a rare opportunity to purchase two freestanding properties (on one title). It is the ideal opportunity to add to your portfolio. Do you want to acquire two neat and tidy rental properties for the price of one? The two properties currently return a combined income of \$660 per week (\$330 each) or would you live in one and rent the other? Or would your extended family buy both and have separate living spaces? You choose! There are so many options. 9 Kyuga street offers an open plan kitchen, dining, living room and two good-sized bedrooms (one with built-in wardrobe.) The kitchen is modern, with electric oven, cooktop and range hood. The storage is well designed and there is generous preparation space. The reverse cycle air-conditioner/ heater will ensure year-long comfort. This property has a good size bathroom and separate water closet. The laundry offers external access to the garden beyond, where a garden shed provides storage. There is also a single carport and drive-through access to the rear yard. Behind this, property 9A also enjoys an open-plan kitchen, lounge and dining area and two double bedrooms. This home has a combined bathroom/ laundry and a separate water closet. The reverse-cycle air-conditioner/ heater maintains the ideal temperature at all times of year, and the outside deck gives access to the garden beyond, where a garden shed offers storage. The kitchen offers an electric freestanding stove and rangehood, adequate storage and a wrap-around benchtop which affords good preparation space and a bijou breakfast bar. There is drive-through vehicle access to the rear yard. On the generous 1,012sqm block, the two buildings are divided by a fence and 9A is accessed from a rear lane, not through the front property, which maximises the gardens and off-street parking. The gardens are easy to maintain and set mostly to buffalo grass lawn. Located in the quiet town of Aberdeen within easy walking distance of schools and close to the main street with its shopping and eating options, it is a mere 10-minutes drive to Muswellbrook and only 15-minutes from Scone. There are so many options for this property, that many different buyers will be interested, so it will not be on the market long. You would be well advised to move quickly if this is something that appeals to you. Call today and don't miss out! Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.