

# 91 Fourth Avenue, Berala, NSW 2141



## House For Sale

Thursday, 14 March 2024

91 Fourth Avenue, Berala, NSW 2141

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 476 m2

Type: House



Brett Dubos  
0411668621



Leang Ly  
0296464999

**\$1,600,000**

Perfectly positioned in the Avenues, Rodi Realty is proud to present to the market 91 And 91A Fourth Ave, Berala. Front house 91 has just been renovated with new floorboards, A fresh neutral paint scheme, new blinds, and Built-in wardrobes floor to ceiling give ample storage space and the convenience of split system air conditioners to control the temperatures. Modern bathroom and a bonus 2nd toilet next to the laundry. Rear house 91A is one of the best-built Granny flats this Agency has seen with sleek modern tiled living spaces. Gorgeous kitchen, air conditioners, Combined, smart bathroom/laundry. Become a landlord and collect the rent from the rear property while enjoying the front house or moving the extended family in. It's a rare opportunity to have so many choices. Opportunity knocks once !!! potential rent of \$1,150 per week. Mark this one on your calendar, speak to your bank manager and notify your solicitor YOUR SEARCH IS OVER!! What we love about 91 FOURTH AVENUE: Front house 91 Fourth Ave: Recently renovated with new floorboards Fresh paint scheme. Built-in wardrobes for ample storage space. Split system air conditioners for climate control. Modern bathroom with a bonus 2nd toilet next to the laundry. Rear house 91A: A well-built Granny flat Modern and sleek tiled living spaces. Features a gorgeous kitchen Air conditioning. Combined smart bathroom/laundry for convenience. This property offers multiple options: You can become a landlord, renting out the rear property, which has the potential to generate a rental income of \$1,150 per week. Alternatively, you could choose to live in the front house and rent out the rear property, providing additional income. It's a rare opportunity with the flexibility to accommodate extended family, generate rental income, or a combination of both. CALL NOW TO ORGANISE A PRIVATE INSPECTION