

**92 & 92A Callagher Street, Mount Druitt, NSW 2770**

**Laing+Simmons**

**Sold House**

Monday, 14 August 2023

92 & 92A Callagher Street, Mount Druitt, NSW 2770

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Ali Awad

0296755566

**\$1,045,000**

Offering a profitable and advantageous opportunity to acquire two dwellings on one block, this house and granny flat duo capitalises on a 645sqm block and are both leased out to excellent tenants. The beautifully presented properties are thoroughly maintained and stylishly appointed, with their own private yards, entrances and concrete driveways. The block is located in a sought-after pocket of Old Mt Druitt and is approximately 500m from Mt Druitt Station. - Both properties currently leased out, returning a total of \$940 per week- Exceptional parcel of land spanning 645sqm with a wide 16.7m frontage- Enjoys a north-to-rear facing aspect, naturally illuminated with sunlight- Primary residence is enhanced with original timber floors and calm tones- Front yard and private backyard, completely enclosed and child-friendly- Stone kitchen enjoys gas appliances, three bedrooms, two with built-ins- Air-conditioning, internal laundry, concreted car space, timber flooring- Stylishly designed granny flat has an extensive alfresco entertaining area- Two good-sized bedrooms each fitted with built-in robes, internal laundry- Modern kitchen with gas appliances, remote control gate and a car space