

11 and 13 Simone Crescent, Casula, NSW 2170



House For Sale

Wednesday, 3 July 2024

11 and 13 Simone Crescent, Casula, NSW 2170

Bedrooms: 9

Bathrooms: 4

Parkings: 2

Area: 1 m2

Type: House



Darko Horvat
0418233280

Auction

Here is a fantastic and unique opportunity to purchase and secure these two properties side by side, that are zoned R4 (high density residential). Located in a highly sought after of Casula and only minutes away from Casula Mall, schools, public transport including train station, parks, Motorways and other highly regarded amenities and services. With these homes development potential (subject to council approval), these properties will definitely attract a lot of attention from builders/developers and savvy investors alike. 11 Simone Crescent, is currently leased for \$800 per week and boasts timber flooring throughout, with four spacious bedrooms with built in wardrobes to two bedrooms. Large lounge area with meals/dining off the ample kitchen, that flows out to the large backyard, complete with covered pergola and access to the lock up garage. 13 Simone Crescent, is currently leased for \$1,200 per week and boasts an impressive and large three bedroom home with oversized living areas, plus a modern and newly constructed, self contained two bedroom granny flat. Flexible floor plan throughout, with multiple and spacious living areas, and large gourmet kitchen. Built in wardrobes throughout with an ensuite and walk in robe to the master bedroom. Two covered decking areas, ideal for entertaining. The granny flat offers spacious living, with combined dining off the kitchen area. Two large bedrooms with built in wardrobes and combined bathroom/laundry. Lovely sundrenched decking area, ideal for entertaining. Comes complete with an endless list of inclusions, such as air conditioning, solar panels and quality fittings throughout. Don't miss this rare opportunity to purchase these properties that offer \$2,000 in weekly rental income and boasts endless amounts of development potential.