

**11 Madoline Street, Gwynneville, NSW 2500**



**House For Sale**

Tuesday, 2 July 2024

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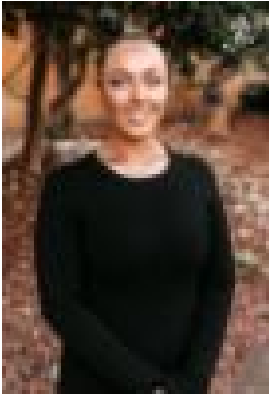
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 525 m2**

**Type: House**



Madison Phipps  
0458866006



Troy Phipps  
0412425801

## **Buyers Guide \$1,100,000**

Discover the epitome of modern living with this meticulously crafted DA approved site for a Torrens title duplex. Nestled in a serene neighbourhood, this property promises unparalleled potential for investors and homeowners alike. Boasting a strategic location, it offers convenience and accessibility to amenities, schools / universities, and transport links. Imagine the possibilities: two stunning residences, each with its own distinct charm and functionality, designed to cater to the demands of contemporary lifestyles. With meticulous attention to detail, this development promises a seamless blend of sophistication and practicality. Whether you're looking to secure a lucrative investment or create your dream home, seize this rare opportunity to embark on a journey of architectural excellence. Current improvements consist of a well presented two-bedroom, one bathroom with single carport home with a rental return potential of \$650 per week. CC almost complete.\*This advertising has been prepared by MMJ Real Estate (MMJ) for the purpose of advertising and general information only. MMJ do not guarantee, represent or warrant that the information contained in this advertising is correct. Any interested party should undertake their own inquiries.