

**12A Preston Rd, Old Toongabbie, NSW, 2146**

**CENTURY 21**

**House For Sale**

Monday, 26 August 2024

12A Preston Rd, Old Toongabbie, NSW, 2146

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## Amazing Opportunity with a Dual Income

Century 21 is excited to present to you this rare opportunity to purchase a dual-income home.

This extra-large four-bedroom residence with a near-new two-bedroom granny flat.

Main House Features: - A wide front entrance flows into an expansive family room, offering an abundant amount of space for the family to enjoy - A renovated chef-inspired kitchen offering stone benchtops, gas cooktop/oven, quality stainless steel appliances and ample storage options - Two renovated bathrooms, one with a standalone bathtub - A spacious laundry area is positioned at the rear of the home - The rumpus room is ideal for family 'game nights' and flows onto an undercover alfresco area - The long carport has enough room for your boat or trailer

The Secondary Dwelling Features: - Private and fenced off from the main house with a separate entrance - Open plan living and dining room, ideal for a small family - Modern kitchen with stainless steel appliances - Two spacious bedrooms each with built-in robes - Well-appointed bathroom with a shower and laundry space - Split system air conditioning unit to keep you comfortable all year round. - Separate low-maintenance spacious backyard with a clothesline.

### Rent Potential:

Main House - \$750 - \$800 per/week

Granny Flat - \$450 - \$500 per/week ( Currently leased to a wonderful tenant who wishes to stay )

Located in a highly desirable location close to Toongabbie Primary School, local shops, local parks and reserves and numerous public transport options this property is ideal. Don't delay your decision, call me today for more information or to organise a private inspection.