

**13 Barry Street, Cringila, NSW, 2502**

**THE AGENCY**

**House For Sale**

Sunday, 18 August 2024

13 Barry Street, Cringila, NSW, 2502

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Ultimate investment opportunity with dual income potential**

Sprawling across one single level on a low maintenance block is this ideal investment opportunity featuring one three bedroom cottage at the front plus a separate fully self contained one bedroom residence at the rear. Purchase your first home with an investment income stream all in one or bring the parents who may be looking to downsize and set a home base while they travel.

- Inviting north facing entry verandah, sunlight dining area
- Spacious main living room with with R/C A/C
- Timber floorboards throughout, easy access ramp from carport into the kitchen
- Modern, light and bright kitchen, plenty of storage & bench space
- Ideal, generously sized third bedroom or kids playroom off kitchen
- Separate residence offering separate lounge/dining room plus well presented main bedroom, combined laundry/bathroom
- Concrete driveway providing easy side access to double carport and rear cottage
- Level, low maintenance 491 sqm block, fully fenced
- 650m to Cringila train station, 750m to Cringila Public School and 5 minute drive to popular Port Kembla Beach