

**13 Reynolds Avenue, Hobartville, NSW 2753**



**House For Sale**

Saturday, 29 June 2024

13 Reynolds Avenue, Hobartville, NSW 2753

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 3**

**Area: 847 m2**

**Type: House**



Alison Hatch  
0245048115

## Guide 1,900,000

Best Nest is so excited to share with you this exceptional opportunity to purchase two dwellings on one title!! Invest both, or live in one while earning income on the other! The choice is yours! Positioned on an 847m<sup>2</sup> (approx.) block, the property has the original fibro home at the front, currently vacant with the potential to return \$550pw. This home boasts brand new updates to the interior including fresh paint and new flooring, and has a large yard (rear fully fenced) with garden shed, single carport, and covered porches front & back. The interior features a light filled lounge, with a neat kitchen and meals area including split system reverse cycle ac. It has four spacious bedrooms with built ins, plus bathroom with separate toilet and a separate laundry. To the rear of the block with its own driveway access is a two storey brick residence, built in 2007, with remote gate entry. It is currently leased to immaculate long term tenants in a lease till Aug 2024 at the reduced rent of \$585pw, with current market return of \$695pw. This dwelling has a double remote garage, covered alfresco, fully fenced yard with garden shed, and a low maintenance appeal. It backs to a nature reserve, and inside is whisper quiet, with the lower level featuring formal entry hall, large gourmet kitchen with electric stovetop & oven/dishwasher, huge living area for lounge/dining with split system reverse cycle, slow combustion fire and external access, plus laundry with guest toilet and internal garage access. Upstairs has a large main bedroom with ensuite/walk in, two more generous bedrooms with built ins, a fourth smaller bedroom or study, and a sparkling main bathroom with separate toilet and ample linen storage. (Brand new hot water system). Overall, this property is in a prime location down the end of a cul-de-sac, with a path at the boundary taking you to Hobartville shops including much loved Little Olive Cafe, Tamplin Oval, Hobartville Long Day Care, Richmond Pools, local parks and of course beautiful Richmond Town Centre! Notes-Zoned R3 Medium Density Council rates are singular at approx \$734p/qtr Sydney water is formally separated and charged to both dwellings at approx \$170 each per qtr (plus usage) Disclaimer: Best Nest Property urges you to obtain professional advice before proceeding with any investment or property related decision. All information contained herein is gathered from sources we deem to be reliable, or has been passed to us by third party services; we cannot therefore guarantee its accuracy and interested persons should rely on their own enquiries and investigations.