

**16 Neilpo St, Dareton, NSW, 2717**

**House For Sale**

Tuesday, 3 September 2024

16 Neilpo St, Dareton, NSW, 2717

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Carol Foster  
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## **Amazing Investment 7% + Rental Return**

Investors, take note of this enticing opportunity! This neatly presented three-bedroom home situated on a generous 1012m<sup>2</sup> (approx.) offers a blend of comfort and convenience, ideal for those looking to secure a low-maintenance asset. Upon entry, you're greeted by the expansive open plan living area that seamlessly integrates to the dining area, further on to the well-appointed kitchen, featuring electric cooking, generous cupboard storage, and a substantial walk-in pantry. All main living areas feature near new split system heating and cooling for year round comfort. Each of the first two bedrooms is furnished with built-in robes, while all three boast ceiling fans and near new reverse cycle split systems. The updated bathroom showcases a modern vanity alongside a bath and shower. Added privacy with the toilet separate and an extensive internal laundry with ample cupboard space. Outside, the home presents a delightful decked ramp descending to a grassed garden area, perfect for outdoor play. Secure, genuine rear access through a side gate leads to a double car garage with additional graveled space, perfect for storing caravans or trailers. For added security, the property is fitted with an alarm system monitored round the clock by Marshall Security, and a hard-wired security camera system. Currently tenanted at \$350 per week with a fixed tenancy until August 2025, this investment guarantees a return that's sure to appeal to savvy investors seeking a smart move.