

# 17 Lyndley Street, Busby, NSW 2168



## House For Sale

Thursday, 4 July 2024

17 Lyndley Street, Busby, NSW 2168

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



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## Auction

Why you'll love it; Situated in the family friendly suburb of Busby, this is the opportunity of a life-time. 17 Lyndley Street presents two residences on one block, a modernly updated main residence, and a newly built granny flat. With updated features throughout, the benefits are plentiful, offering investors an ultimate opportunity with a potential combined rental income of approximately \$1,500 P/W and \$78,000 P/A. Whether you're seeking to build duplexes (S.T.C.A), land bank or seek for future development this exclusive property features R3 zoning with massive future growth. All set on approx. 601sqm, this dual-occupancy property enjoys a convenient setting, positioned in a quiet and elevated location within just moments to Green Valley Plaza, Miller Central and a short distance walk to the public transport T-way Bus Stop, this is arguably the best location close to all amenities and needs for all. Main House Featuring; • 3 Bed | 1 Bath • Spacious renovated kitchen with stone bench tops and quality appliances • Split system A/C • Large driveway with a carport • Modern high end appliances • Potential rental return of \$650 p/w Granny Flat Featuring; • 2 Bed | 1 Bath • Open plan living area • Tiled throughout • Split system A/C • Separate extra bedroom and living room • Potential rental return of \$850 p/w Perfect for: Growing families looking for the potential to either rent out the granny and subsidize the mortgage, families looking to consolidate all within the same home with space to move, and investors after a rare and attractive yield in a highly desirable suburb and/or land bank for future area growth.