

**2 & 2a Rome Place, Shalvey, NSW 2770**



**House For Sale**

Wednesday, 26 June 2024

2 & 2a Rome Place, Shalvey, NSW 2770

**Bedrooms: 5**

**Bathrooms: 2**

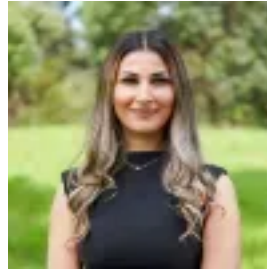
**Parkings: 3**

**Area: 579 m2**

**Type: House**



Wiltar Jajaw  
0296755001



Venus Kakos  
0296755001

## Just Listed

Wiltar Jajaw and Venus Kakos from Elite Agency - The Jajaw Group are proud to bring to market this unique split level dual income property! Investors - this is the property you have been waiting for! Real estate can become an income-producing investment for you, and even save you money on tax (subject to legislation, ask your Accountant for more info). Situated in a quiet cul-de-sac off a main road, this two storey property is situated on a 580sqm block boasting a beautiful frontage and two private, well-kept backyards. This property features two fully equipped self-sufficient homes, with a shared driveway. Downstairs holds a standard 3 bedroom property that is street facing with a brick veneer. Entering the front door, you are invited into a vast living area, flooded with natural light from the large front windows. Two way access to the shared kitchen and dining space provides a beautiful little kitchen nook. Adjacent is a separate laundry room, which holds the door to a small manicured yard, fully fenced and enclosed for privacy. The three bedrooms are moderate in size and contain beautiful large windows, built-in robes, all in close proximity to the three way bathroom in the middle of the hallway. This property is currently leased out at \$420 per week. Take a walk around the left hand side of the property under the carport to find a staircase up to the quaint little upstairs home. Upon entry, you'll see the bright open kitchen, dining and living space, featuring large doors for a balcony that washes the room in fresh natural light. Spanning the full length of the home, the balcony provides a beautiful lookout over the friendly cul-de-sac. A small hallway to the left holds 2 large bedrooms with built-in robes, and a moderate sized bathroom large enough for a small family. We also have a lovely family of tenants living in this section who would be keen to continue to call it their home. The rental return is \$270 per week. If you're not convinced, we suggest you do some research on Mount Druitt and surrounding areas. With a government investment of \$1.5 BILLION being funded into upgrades projected over the next few years, the heart of Western Sydney is about to become bigger and better than before. We have a fantastic Westfield, multiple train stations, several bus routes/stops, and small local marketplaces as you enter each new locale, approx. 1-2km apart. Not to mention public and private schools, medical centres, churches, restaurants and cafes around almost every corner. Disclaimer: We have been furnished with the above information; however, Elite Agency - The Jajaw Group gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.