

2 Linda St, Hill Top, NSW, 2575



House For Sale

Thursday, 26 September 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Reece Woods
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Sarah Cassidy
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Perfect First Home with Secondary Income

This delightful property is perfect for first-home buyers who need additional income to help pay the mortgage, as well as for astute investors looking for a fabulous ROI at approximately 4% yield.

The main dwelling is bright and airy, with large windows that let in plenty of natural light, creating a warm and welcoming atmosphere. The granny flat, built in 2023, features high-end finishes throughout and is separately fenced from the main dwelling.

Located just seconds away from the main shops, you can easily walk to get your morning coffee and a loaf of bread from the bakery. The property is zoned E1 Local Centre, allowing for both commercial and residential use.

Main House Features:

- Spacious kitchen with a large pantry
- Open living room with split system A/C for year-round comfort
- Large master bedroom with built-in robes
- Two additional bedrooms
- Rear office space or fourth bedroom
- Large laundry with the potential to add a second bathroom
- New hybrid flooring and carpet throughout
- New double tandem garage
- Fully fenced and secure
- Rent: \$520 per week

Granny Flat Features:

- Stunning kitchen with 40mm stone benchtops, shaker-style cabinetry, and soft-close hardware
- Open-plan living flooded with natural light from large windows
- Generously sized bedroom with built-in robes
- The carpeted living area can easily be converted into a second bedroom
- Luxe bathroom with underfloor heating, wall-hung vanity, high-end tapware, built-in laundry, and linen press
- Top-of-the-range hybrid flooring and wool carpet throughout
- Fully fenced and secure
- Concrete driveway
- \$400 per week rent, with potential for \$450 per week

****This property is currently tenanted; please allow 48 hours' notice for an inspection. Open homes are held every Wednesday and Saturday.****

Disclaimer: All information contained herein has been provided by third-party sources such as owners, solicitors, and developers. While we endeavor to confirm all information provided, we cannot guarantee its accuracy. Any person using this information should rely on their own inquiries for verification.