

**23 Roper Road, Colyton, NSW 2760**



**House For Sale**

Wednesday, 10 July 2024

23 Roper Road, Colyton, NSW 2760

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 556 m2**

**Type: House**

**\$889,000 - \$939,000**

David Frendo from R&W St Clair is proud to present to you this dual income property. This large 4 bedroom double story home is currently leased separately with 2 bedrooms upstairs and 2 bedrooms down stairs both with separate water and electricity, ideal for the keen investor or perhaps someone wanting to move in. Currently leased for total of \$650 per week.

Up Stairs Features: \* 2 Bedrooms both with built in wardrobes \* Open plan living with lounge and dining room \* Electric cooking kitchen \* Combined bathroom with toilet \* Floating timber flooring \* Currently leased for \$300 per week \* Separate entry access from side of house

Down Stairs Features: \* 2 Bedrooms \* Separate lounge room \* Tiled kitchen with electric cook \* Eating kitchen \* Combined bathroom with shower over the bath \* Separate toilet \* External laundry \* Currently leased for \$350 per week \* Front veranda \* Single Carport \* Good size yard with granny flat potential (S.T.C.A) \* 2 Garden / tool sheds \* Granny flat potential (S.T.C.A) \* Situated on a 556m<sup>2</sup> block of land \* Combined total lease \$650 per week

Located within close proximity to Shops, School, M4 Motor way, Great Western Highway and the Great Western Centre Minchinbury shopping

For further information on this property, please call David Frendo 0411 457 027

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