

**31 Maud Street, Blacktown, NSW, 2148**



**House For Sale**

Thursday, 10 October 2024

31 Maud Street, Blacktown, NSW, 2148

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Joel Hollings  
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## **Prime Location with Granny Flat Potential – Elevated Position**

Whether you're dreaming of adding a granny flat, building your ideal home, or simply enjoying the tranquility of this fantastic street, this property is an opportunity you can't afford to miss. The original home is full of potential, featuring 9-foot ceilings, a formal lounge, and a secondary living area at the rear. Situated on a generous 556m<sup>2</sup> block with a 15.5-meter frontage, there's plenty of room to keep the garage and add a granny flat. Don't wait – inspect today!

- Elevated 556m<sup>2</sup> block with a 15.5-meter frontage
- Original 2-bedroom home, perfect for a renovation project
- Formal lounge, original kitchen, and rear sunroom
- Detached garage with storeroom and separate garden shed
- Located in South Blacktown, within the Shelley Primary catchment
- Potential rental income: \$500 per week; Council rates: \$430 per quarter
- Easy access to M4/M7 motorways and Eastern Creek
- Short walk to T-way buses to Parramatta and Blacktown CBD
- Room for a granny flat addition or future rebuild
- Easement-free land with an East-facing rear aspect