

# 34 & 34a McMurdo Avenue, Tregear, NSW 2770

## House For Sale

Friday, 5 July 2024



34 & 34a McMurdo Avenue, Tregear, NSW 2770

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



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**\$800,000 - \$850,000**

Ideal for families needing extra space or investors seeking a solid rental return, 34 & 34a McMurdo Avenue, Tregear offers a unique opportunity in a convenient location with dual-income potential. Featuring a three-bedroom main house and council approved one-bedroom granny flat, both with clad exteriors, and situated on a 575sqm block, this property offers practical living and excellent investment opportunities.

**MAIN HOUSE FEATURES:** The main house boasts three well-sized bedrooms, with the main bedroom including a built-in robe. The generously sized lounge room features polished floorboards, air conditioning, and a ceiling fan, creating a comfortable living space. The combined kitchen and dining area comes with electric cooking, while the functional main bathroom includes a shower over the bathtub and a combined toilet. Additional features include an internal laundry, a large yard with side access, and a detached double garage, plus plenty of off-street parking.

**GRANNY FLAT FEATURES:** The granny flat has a separate entrance, with dedicated front and rear yards. Inside, you'll find modern and open plan living, dining, and kitchen, a nicely sized bedroom with built-in robe, and the well-appointed bathroom with an inclusive laundry. Additionally, the large yard provides plenty of space for outdoor activities, while the side access offers extra convenience for parking or storing recreational vehicles. With its practical layout and great location, this property is an excellent choice for those seeking a versatile and valuable investment. Conveniently located close to local schools, shops, and public transport, making daily errands and commutes easy.

**NEARBY AMENITIES:** Local IGA Supermarket - 450m Tregear Public School - 500m Bus Stop - 290m Preschool - 450m Holy Family Primary School - 550m Childcare Centre - 600m Emerton Village - 1.8km Westfield Shopping Centre - 2.9km

Don't miss out on this fantastic dual-income opportunity, call us today to learn more about this property and schedule your inspection. Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.