

**35 Cedar St, Cardiff, NSW, 2285**



**House For Sale**

Wednesday, 31 July 2024

35 Cedar St, Cardiff, NSW, 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Make this dual-residence property your very own**

Whether you're on the lookout for a large and comfortable abode for your growing family or you're after a quality investment offering excellent rental returns, this dual-home property could be just for you. Both dwellings are fully self-contained, separately metered and neatly presented meaning you can simply move in, unpack and relax from day one.

The primary residence boasts two bedrooms and one bathroom along with a selection of spacious and light-filled living areas for you to enjoy. A central kitchen is ready for the avid foodie while the generous family room takes in views over the expansive backyard.

At the rear of the lot is a detached two-bedroom, one-bathroom flat that's perfect for accommodating friends or family. With a kitchen, dining area and living room, the opportunities for this secondary home are truly endless, depending on your needs.

### **OUTSIDE & LOCATION:**

This versatile dual-dwelling property is set on a large lot with a great-size yard that the kids and family pet are sure to appreciate. The covered entertainer's patio is ready for your next get-together with loved ones and there are also two garden sheds plus a single carport for sheltered parking.

You will live along a quiet, family-friendly street so close to a host of nearby amenities. A gentle stroll will take you to the bustling Glendale City Centre shopping hub while the nearby Cardiff Shopping Centre is just minutes away. From cafes to specialty stores, services and dining options, you will find everything you're looking for.

Local bus stops and picturesque parks will all be at your fingertips and families will adore being within easy reach of nearby schools including Glendale East Public School, Newcastle Waldorf School, Macquarie College and TAFE NSW - Glendale. To complete the picture, the vibrant Newcastle CBD is less than 30 minutes from your front door.

Two of the homes are currently leased with a combined income of \$850pw or \$44,200pa

### **\*DISCLAIMER\***

Floor plans and site plans including boundaries are approximate and are for illustration purposes only, all information in our marketing material has been obtained from sources we believe are reliable, we recommend purchasers carry out their own investigations