

**36 Festival Street, Sadleir, NSW, 2168**



**House For Sale**

Tuesday, 10 September 2024

**36 Festival Street, Sadleir, NSW, 2168**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Deric Truong Sanh Ly  
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## Discover Your Ideal Investment Opportunity !

Are you an astute investor looking for a promising property with multiple income streams, or perhaps a homeowner seeking a versatile living arrangement? Look No Further!

This well-maintained property features a charming main house and a modern granny flat, offering the perfect balance of comfort and functionality.

### Main House:

- .Spacious living areas
- .Well-appointed kitchen
- .Three generous bedrooms
- .Well-kept bathroom
- .Private backyard for relaxation or entertaining

### Granny Flat:

- .Independent living space
- .Open-plan living and dining area
- .Fully-equipped kitchen
- .Comfortable bedroom
- .Modern bathroom
- .Ideal for renting out or housing extended family

### Why This Property?

- Maximize your rental yield with two separate income.
  - Live comfortably in the main house while enjoying rental income from the granny flat.
  - Enjoy peaceful living on a serene street, perfect for families or individuals seeking tranquility.
- Seize this unique opportunity to invest in a property that offers both immediate and long-term benefits.

Contact Us Today! Don't miss out on this exceptional opportunity. For more information or to schedule a viewing, reach out to our Team - Deric Ly 0433 851 338 or Keith Luong 0452 623 989. Your ideal property awaits!