

**46 Carinya Road, Girraween, NSW, 2145**

**McGrath**

**House For Sale**

Thursday, 22 August 2024

46 Carinya Road, Girraween, NSW, 2145

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## HOUSE AND GRANNY FLAT ON 733.4M2 WITH 18.28M FRONTAGE

Situated on one of the most sought-after streets of Girraween, this clear block of land on 733.4m2 approx with a 18.28m frontage provides plenty of potential for those looking for a long-term investment (dual income residence), occupy for short term, or knock down and rebuild to duplex or dream residence (STCA). With potential to earn \$1,100 in rental income per week it provides the perfect investment option. Its conveniently located within walking distance to Toongabbie Station (12 minutes), Girraween Public School (8 minutes) , bus stops, parks, and shops.

### House Features

- East facing entry with plenty of natural light throughout
- Separate living, kitchen, and dining areas
- Three generously sized bedrooms, two feature built ins
- Main bathroom with bathtub, separate room for shower and additional powder room
- Additional sunroom or secondary living area
- Internal laundry for convenience
- Approx Rental Income \$700 per week

### Granny flat features

- Combined living, dining and kitchen areas
- Two generously sized bedrooms with built ins
- Combined bathroom and internal laundry with separate shower
- Approx Rental Income \$400 per week