

**57A & 57B Jubilee Circuit, Rosemeadow, NSW 2560**



**House For Sale**

Monday, 8 July 2024

57A & 57B Jubilee Circuit, Rosemeadow, NSW 2560

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 689 m2**

**Type: House**



Tom Spiljar

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## Timed Sale Guide \$1,160,000 - \$1,250,000

Timed Sale finishes on Tuesday 23rd July @ 1pm. Successful purchase will be subject to a cooling off period. \*THIS IS NOT AN ONLINE AUCTION. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/136040> This is the perfect dual income property, currently rented with an impressive, combined rental income of \$960 per week with both dwellings on one title. Positioned in the fantastic 'Churchfield' estate and located within a short stroll to John Terry Catholic High School, Our Lady Help of Christians Primary School and Church and Rosemeadow Public School. The main home features a modern split level design offering light filled interiors with four generous bedrooms, master bedroom with a large en suite and walk - in wardrobe, formal lounge and dining, family room and split system air conditioning. The home has quality easy care floor tiling to the living areas and there is carpet to the bedrooms. The kitchen to the main home is stylish - and features a double sink and stainless appliances; Westinghouse upright freestanding five burner gas cook top and oven plus a slide out range hood; there is even a separate pantry, loads of cupboards and stone bench tops. The bathrooms are stylish in design; the main bathroom features a stunning oval bathtub, and the en suite bathroom has a large vanity unit with double sinks. There is a fully enclosed large yard with ample room for the children's trampolines and play equipment. The attached granny flat offers the perfect separate accommodation, complete with a single drive-through lock-up garage and internal access. There are two great-sized bedrooms, both have built - in wardrobes. There is a separate formal entry tiled living area with the added comfort of split system air conditioning; there is also a large, combined bathroom/laundry. The kitchen of the granny flat offers a practical design with a double- sink, stainless appliances and a 4-burner freestanding gas cook top and oven and a slide out range hood. There's even a grassed courtyard area and secure backyard. Conveniently located within a short driving distance of Rosemeadow Marketplace Shopping Centre, conveniently located to both John Terry Catholic High School, Our Lady Help of Christians Catholic Primary School, Church, and Rosemeadow Public School. Handy to Macarthur and Campbelltown railway stations or Macarthur Square shopping Centre. Both dwellings would suit families who require separate-in-law accommodation, room for an extended family or dual rental income opportunity. Do not miss your chance to secure this wonderful piece of real estate!\* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.