

**73 Wycombe Street, Yagoona, NSW, 2199**



**House For Sale**

Saturday, 24 August 2024

73 Wycombe Street, Yagoona, NSW, 2199

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Anthony Roumanous

## **A Beautiful Family Home with a Two-Bedroom Granny Flat**

Prepare to be impressed from the moment you view this delightful home, which is set on approx. 518m<sup>2</sup> and offers easy family living thanks to its light-filled, flexible floor plan with a separate two-bedroom council approved Granny Flat.

### **MAIN HOME:**

- Four generous sized bedrooms, three with built-in wardrobes
- Master bedroom with balcony access
- Beautifully appointed timber kitchen with stone bench top and ample storage
- Large family room & separate formal living/dining room
- Separate dining & study room downstairs
- Multiple modern bathrooms
- Split system air-conditioning upstairs and down
- Internal laundry
- Undercover entertaining area with grass and garden shed

### **GRANNY FLAT:**

- Separate private two bedroom granny flat at the rear, which makes this home attractive to investors and large families alike.
- Open plan living and dining area
- Modern kitchen with ample storage
- Modern bathroom
- Two generous size bedrooms with built-in wardrobes
- Access from the street plus a private courtyard

Potential rental return: Home \$800 per week, Granny Flat \$450 per week

This beautiful family home enjoys a tightly-held address, offering easy access to primary schools and high schools, while moments to Yagoona station, shops, bike and walking trails plus park lands.