

**81 Douglas Rd, Blacktown, NSW, 2148**



**House For Sale**

Thursday, 5 September 2024

81 Douglas Rd, Blacktown, NSW, 2148

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Potential Rental Return Of \$1,020pw - Must Be Sold!

Calling all extended families or astute investors, rare find is this well presented home boasting a council approved two bedroom granny flat sitting on a large 556.4sqm block. Standing proud on a high set block and located within walking distance to premier schools, shops and transport it offers comfortable living in one of the districts best areas. With a motivated vendor screaming sell, inspection is a must!

### Main Dwelling:

- Two spacious bedrooms with mirrored built in wardrobes
- Well-appointed kitchen boasting quality stainless steel appliances, pantry and plenty of cupboard space
- Well equipped bathroom and laundry highlighting quality fixtures and fittings
- Separate lounge and dining area featuring raked ceilings which optimises light and space
- Off street parking for two motor vehicles with side access to the private and secure rear yard
- Currently tenanted at \$410 per week - Potential rental return of \$500 to \$520 per week

Additional features: Reverse cycle air conditioning, gorgeous timber flooring throughout the living rooms, NBN equipped, garden shed, Colorbond fencing.

### Granny Flat:

- Spacious bedrooms with mirrored built-in wardrobes
- Gourmet kitchen boasting quality appliances, gas cooking, plenty of bench and cupboard space
- Living room featuring open plan design which optimises light and space
- Modern bathroom and laundry
- Seamless flow to the private and easy care rear yard
- Off street parking for two motor vehicles with separate access
- Separate electricity, gas and water meters
- Currently tenanted at \$470 per week - Potential rental return of \$480 to \$500 per week

Additional features: Reverse cycle air conditioning, gorgeous timber flooring throughout, NBN equipped, instant gas hot water system, water tank, garden shed, Colorbond fencing, many more features to list - inspection a must!

Disclaimer: Photos advertised on this listing may be virtually staged to represent what the home could look like, therefore when viewed in person, appearance may differ. All information contained herein is provided by third party sources. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own inquiries and verify all relevant details for their accuracy, effect and currency.