

9 Sunny Crescent, Punchbowl, NSW, 2196



House For Sale

Thursday, 26 September 2024

9 Sunny Crescent, Punchbowl, NSW, 2196

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House

Wonderful Family Home with Granny Flat

Welcome to your dream property in a peaceful, family-friendly street! This stunning 3-bedroom home combines comfort and style with fantastic investment potential, featuring a brand-new council-approved 2-bedroom granny flat. Offering dual-income opportunities or comfortable living for larger families.

Key Features:

Main Home:

- Beautiful Timber Floorboards: Elegant and timeless, creating warmth throughout the living spaces.
- Generous Living Areas: Spacious and inviting, perfect for family gatherings or cozy evenings at home in front of the fireplace in your large family room.
- Outdoor Covered Patio: An entertainer's delight! Enjoy alfresco dining or relax with friends in your serene outdoor space.
- Three Bright Bedrooms: Designed for comfort and generous in size, ideal for family living.
- Currently tenanted

Granny Flat:

- Near new & Fully Approved: A stylish 2-bedroom unit with independent access, perfect for generating rental income or accommodating extended family.
- Modern Living Space Featuring stone tiled flooring, LED downlights and stylish plantation shutters.
- Modern sleek kitchen with gas cooking and island bench with plenty of storage.
- The main bedroom offers an Ensuite and a second bathroom ensuring comfort and convenience.
- Strong Rental Yield Potential: Located in a sought-after area, maximizing your investment returns.
- Currently tenanted

Location Benefits:

- Quiet, Friendly Neighborhood: Ideal for families seeking a peaceful community.
- Convenient Access: Quick connections to major roads and public transport for easy commuting. Close to parks, schools, and local shops, making life a breeze!

This property is a perfect blend of a cozy family home and an excellent investment opportunity. Whether you're an investor or looking for your forever home, this unique offering won't last long!

Contact John Yatman on 0423 344 858 or Chicky on 0484 225 739

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