

92 Junction Road, Winston Hills, NSW, 2153

WESTONS
PROPERTY & CO.

House For Sale

Monday, 14 October 2024

92 Junction Road, Winston Hills, NSW, 2153

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Mary Khalil

TWO IS BETTER THAN ONE

Embrace a great opportunity to secure a charming renovated three-bedroom dwelling with a separately built additional two-bedroom granny flat. This residence whispers plenty of possibilities for buyers looking to either purchase their first home, upsize, downsize or for the astute investor to capitalise on a healthy return.

Situated in a prime location, this magnificent parcel beckons the visionary buyer seeking the chance to own two properties within easy access to bus stops, T- Way, quality Hills District schools, reserves and local cafes.

Main House Features:

- Single level three-bedroom family home offers pristine street appeal, whilst delivering fresh interiors
- The chefs kitchen offers plenty of cupboard space, stone benchtops, gas cooking and dishwasher
- Light filled and open plan living and dining area
- Master bedroom entails walk in robe with an ensuite the to the bedroom
- Internal laundry access offers and external door leading to undercover patio and level lawn
- Wide double Carport

Granny Flat Features:

- Open plan kitchen and living area with natural light and fresh interiors
- The kitchen promotes abundance of work space with convenience of dishwasher and gas cooking
- Reverse cycle air condition keeps you comfortable throughout all season of the year
- Great size family bathroom and laundry
- Two generously sized bedrooms, both with built in robes
- Separate side access and gat providing privacy

Estimated Rental Return:

Main Dwelling: \$700 - \$750 p/w

Granny Flat: \$500 p/w (currently leased until Feb 2025)

Potential Combined Rental Income: \$1,250 p/w

Additional features include: Plantation shutters, combination of Hybrid flooring to the main dwelling and floorboards to the granny flat, reverse cycle air conditioning, gas cooking, garden shed and solar panels.

Disclaimer: This advertisement is a guide only. The information has been gathered from sources we deem reliable, however cannot be guaranteed and intending purchasers should rely on their own enquiries and the Contract of Sale.