

Lot 972, 1 Greenway Parade, Wilton, NSW 2571



House For Sale

Wednesday, 10 July 2024

Lot 972, 1 Greenway Parade, Wilton, NSW 2571

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 558 m2

Type: House

\$1,199,000

New to the market is this brand new house and granny flat, situated in a brand-new estate and offering the ideal investment opportunity for savvy investors or dual residence home to raise a family. The property is located just a few minutes' drive from the Bingara Gorge Village, and has lovely rural surrounds, providing country charm with suburban amenity right at your doorstep. This unique and well-designed property offers a brand new 4-bedroom main home and an attached 2-bedroom granny flat with separate access and metering. Designed with functionality, space and quality inclusions, this home will be ready to live in very soon. This property could be utilised as a standalone investment, that will gross approximately \$800/week in rent for the main house and approximately \$500/week in rent for the granny flat (subject to market conditions at the time of leasing), so it really helps cover the mortgage with interest rates moving up to a more normal position, after the record lows we had. Alternatively, you could live in one side and rent out the other. The home is perfect for multi-generational living for families wanting to be close, but still have their independence.

Property Features:- Registered and ready to commence construction - 4-bedroom main home and 2-bedroom granny flat- Independently serviced- Estimated gross rental income of \$1300/week or over 5.5% gross yield - Minor changes to plans and upgrade options available- To be built by leading Sydney builder Lily Homes- 19.5m frontage- 558sqm block- Located in the heart of the new Wilton Greens Estate

Estate Features: Wilton Greens' enriching outdoor lifestyle comes from a community masterplan, motivated by its natural surrounds. Immerse yourself in open spaces, green corridors, parklands and playing fields, connected by walking and bike paths and shady tree lined streets. This block is nestled in the heart of this highly sought community, a short drive from a leafy green park and just a short drive to the Wilton Town Plaza & primary school. Avoid the hassles of trying to buy direct from the developer and competing with the masses, guarantee your position, by buying now, in this wonderful leafy suburb.

Walking tracks- Dedicated open spaces- Cycle paths- Sporting ovals- Tennis, basketball & netball courts- Scooter track and learn to ride track- Jogging trails- Playgrounds

Location Features:- Less than 5min to Bingara Gorge Golf Course & proposed Country Club- Less than 5min to Wilton Plaza (Bingara Gorge)- Less than 5min to Wilton Medical Centre- Less than 5min to Bingara Gorge community pre-school- Less than 5min to Wilton Public school- Short distance to Hume Highway- 30min to Picton High School- 30min to Wollongong CBD

Available upon request:- Contract for sale/house contract tender- House plans- Rental appraisals

For all local area and estate information, please contact Simon Hagarty on 0405 175 416

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