

**91 Broughton Street, Campbelltown, NSW 2560**



**Residential Land For Sale**

Monday, 1 July 2024

**91 Broughton Street, Campbelltown, NSW 2560**

**Area: 923 m2**

**Type: Residential Land**



Jimmy Tran  
0417691876



Rebecca Shamoun  
0423302021

## For Sale

Sitting in a prime location this 923.2sqm block of land offers the opportunity to build multiple Dwellings/Occupany. This versatile home has everything you need! With a bus stop outside the door and Campbelltown CBD just a minutes drive away!Featuring:\* Spacious interiors\* Wide entrance leading to the formal living\* Open dining, kitchen and family room\* Modern kitchen with island bench, stone benchtops, soft-close cabinetry and induction cooktop\* Downstairs bedroom and bathroom ideal for an extended family or guest room\* 1.1km to St Patrick's College, 1.9km to John Warby Public School, 1.8km to Campbelltown Station, 3.4km to MacArthur Square, 3.3km to Campbelltown HospitalApproved Plans for:\* Duplex\* 5 bedroom, 3 bathroom, single garage\* 2x Attached - studio/granny flat\* 2x Detached - studio/granny flatPotential Rental Income:\* Duplex A - \$700 p/w\* Duplex B - \$700 p/w\* Studio/Granny Flat A - \$350 p/w\* Studio/Granny Flat B - \$350 p/w\* Studio/Granny Flat C - \$350 p/w\* Studio/Granny Flat D - \$350 p/wTOTAL WEEKLY INCOME: \$2,800 p/wNET RETURN: \$145,600 p/aGive Jimmy a call today on 0417 691 876 for further details!