

## Location, location, Location:

**31(MAIN HOUSE) & 31A(GRANNY FLAT) CUMBERLAND ST GREGORY HILLS**



Land: 490.5 sq mts

Construction: Main dwelling and Granny Flat

Year Built: 2018

### **Main Dwelling – 236.9 sq mts (approx.)**

Type: Split level dwelling with rendered brick veneer walls and colour bond roof construction.

4 (Four) Bedroom, 2 Bathroom accommodation with Alfresco area, Balcony and Porch and Double Garage

### **Granny Flat – 60 sq mts (approx.)**

Detached 2 - bedroom, 1 bathroom, entry lounge, kitchen, meals and laundry (in bathroom)

### **Common improvements**

a colour bond fencing, rainwater tank, letter box, TV aerial, clothesline, concrete driveway.

### **RATES**

Council Rates: \$700 per quarter (approx.)

Water Rates: \$220 per quarter (approx.)

### **RENTAL APPRAISAL**

We estimate the main dwelling could achieve a rent of \$700/week and an estimated \$425/week for the granny flat.

## **FEATURES**

Perfectly poised on a peaceful street, this property captivates with a Two Storey 4(Four) bedroom home along with a council approved self-contained 2 bedroom granny flat complete with private entry all on 490.5 sq mts.

Enticing multi-generational families, investors and homeowners and all set a short stroll to the train, shops, parks and schools.

Open up to have your own 4 bed family home or decide how you have that added income stream.

Exemplifying modern living, the main residence – architecturally designed has been immaculately constructed and maintained with innovative inclusions such as USB power points, LED downlights and ducted air conditioning.

A stone kitchen with an integrated dishwasher and quality cooktop delivers a dramatic island bench finished with matching edges.

Luxuriously appointed with a features, the relaxing bathroom is easy to maintain with floor-to-ceiling tiles, whilst the timber floor master bedroom includes a mirrored built-in wardrobe.

THE GRANNY FLAT has a styled kitchen equipped with quality appliances, including a dishwasher and stone benchtops. Comfortable, air-conditioned open-plan living offers neutral interiors and tiled flooring leading to the two bedrooms. An excellent opportunity to lease at least around \$400 per week.

Exceptionally located in a quiet street. Conveniently close to bus services, parks and Gregory Hills Marketplace.

### **Accommodation Features:**

- LED downlights
- Kitchen lights
- Open-plan living with ducted air conditioning
- Stylish stone kitchen with island bench
- cooktop, integrated dishwasher
- oven
- USB power points,
- Master with mirrored built-in wardrobes
- Luxurious bathroom with floor-to-ceiling tiles
- Heat lamp, stone basin, combined bath and shower

### **Granny Flat:**

- Tiled open plan living, a/c
- kitchen with stone benchtop
- cooktop, dishwasher
- oven,
- Two bedrooms
- Bathroom with shower, built-in wardrobe