

10 Downing St, Picton, NSW 2571

\$750,000

House 2 2 2



Dual Income Opportunity in Prime Picton Location

Positioned just moments from the heart of Picton, 10 Downing Street presents an outstanding opportunity for investors, builders, or those looking to secure a foothold in one of the area's most desirable pockets.

Set on a generous 809m² block, this unique property is split into two separate residences, each offering 1 bedroom, 1 bathroom, and a combined living and dining area. Currently returning a combined rental income of \$610 per week, it provides an immediate and reliable income stream from day one.

The location is where this property truly shines - just 500m from Picton CBD, you'll enjoy easy access to local cafes, shops, and amenities, while also being within walking distance to the beautiful Picton Botanical Gardens walking track, perfect for those who value lifestyle and convenience.

There may also be potential for a duplex development (STCA), offering an exciting opportunity to further capitalise on the land, however buyers are encouraged to make their own enquiries with council.

Whether you're looking for an affordable investment with strong returns, a land banking opportunity, or the perfect site to build your dream home in a blue-chip location, this property ticks all the boxes.

Opportunities like this, combining location, income, and future potential, are rare - don't miss your chance to secure it.

Open for Inspection

By Appointment.

Listed By

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