

28 Mittagong St, Welby, NSW 2575

\$1,088,366

House 6 3 2


House & Land
26 - 28 Mittagong Street Welby NSW 2575
Lot 1 26 - 28 Mittagong St, Welby NSW 2575



HAMLYN 25.9 DUAL
   
LAND SIZE M² 704.1 HOUSE SIZE M² 240.51

\$1,088,366

LAND PRICE \$500,000 **HOUSE PRICE** \$588,366

PACKAGE HIGHLIGHTS

- Fixed Site Costs
- H1 classification slab
- Saline Soil requirements (if required)
- Fixed Piering (up to 1500mm deep)
- 7 star Basis requirements
- 2590mm High Ceiling
- Actron Reverse Cycle Ducted Airconditioning
- Split System Airconditioning to Granny Flat
- Tiles to Porch, Entry Hall, Kitchen & Living
- Carpet to remainder
- 20mm Engineered Stone benchtops to Kitchen
- 900mm Oven, Cooktop & Rangehood
- R6.0 Ceiling & R2.5 Wall Insulation
- Wall Wrap to external walls
- 174 Solar Voltaic System to Home
- Fire rated Parti wall between Home & Granny
- LED Downlights to Living areas (20)
- Double power points throughout
- 3 coat paint system to internal walls & doors

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House & Granny Flat Package – Dual Income Opportunity with o

Positioned in the peaceful Southern Highlands village of Welby, this brand new house and land package by Winton Homes presents an outstanding opportunity for investors, extended families, or buyers looking for strong rental returns.

Open for Inspection

By Appointment.

Set on a generous 902.8m² block, the package features the impressive Hamlyn 25.9 Dual design, offering a spacious 4-bedroom main residence plus an attached 2-bedroom granny flat. With a total building area of 704.1m², this thoughtfully designed property combines modern comfort, practical living, and excellent income potential.

The main home includes 4 bedrooms, 2 bathrooms, a double garage, spacious open-plan living and dining areas, plus a separate theatre room ideal for family living. Quality inclusions such as ducted air conditioning, stone benchtops, and modern appliances provide a stylish and comfortable finish throughout.

The attached granny flat offers 2 bedrooms, 1 bathroom, a combined living and dining area, modern kitchen finishes, and split-system air conditioning, making it ideal for additional rental income, extended family, or guest accommodation.

With estimated rental returns of \$800–\$880 per week for the main home and \$520–\$550 per week for the granny flat, the combined estimated rental income sits between \$1,320 and \$1,430 per week, representing a potential rental return of over 6%.

This is a rare chance to secure a brand new dual-income property in a growing and highly sought-after location.

Key Features:

- Brand new Winton Homes house and land package
- Hamlyn 25.9 Dual design
- 4-bedroom, 2-bathroom main residence
- Attached 2-bedroom, 1-bathroom granny flat
- Double garage
- Living, dining and theatre room to main home
- Combined living and dining to granny flat

Listed By

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