



35 Hill St, Picton, NSW 2571

Sold - \$810,000

House  



Triple-Income Potential in the Heart of Picton

Welcome to 35 Hill St, Picton – a rare opportunity to secure an already established dual-income property with the potential to increase your returns further. Situated on a generous 812m² block, this home is split into two tenanted dwellings:

1-bedroom, 1-bathroom unit currently rented for \$330 per week

2-bedroom, 1-bathroom unit currently rented for \$350 per week

With a combined rental income of \$680 per week, this property offers a solid return from day one. But that's not all – with some small renovations, there's potential to increase the rental yield. And for those looking to take it even further, you can unlock triple-income potential by adding a granny flat to the block (subject to council approval).

Why Picton?

Nestled in the picturesque Wollondilly Shire, Picton is a charming town offering both tranquillity and convenience. Just an hour from Sydney, Picton combines a relaxed rural atmosphere with all the essentials: boutique shops, cafés, schools, parks, and more. With its growing popularity and appeal to families, professionals, and retirees, Picton is a smart choice for investors seeking long-term value.

Don't miss this incredible opportunity to secure a dual-income property with room for a third income stream. Whether you're a seasoned investor or just starting your property portfolio, 35 Hill St, Picton, offers great returns with room to grow!

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.

Open for Inspection

By Appointment.

Listed By

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