

46 Maranoa St, Auburn, NSW 2144

\$1,590,000 to \$1,640,000 - Price Guide

House 5  2  2 



WELL PRESENTED HOME WITH GRANNY FLAT - OPEN TO VIEW SATURDA

This well presented 3 bedroom home, with a modern 2 bedroom granny flat, provides flexibility for a growing family or an investor looking to generate dual rental incomes. Situated on a 486sqm block with a 12.19m frontage in a quiet and popular location, this is an opportunity not to be missed.?

Open for Inspection

By Appointment.

The front house features three bedrooms - 2 with builtins, a combined lounge and dining area, neat kitchen with gas cooking, modern main bathroom and an internal laundry with an additional shower and toilet. Step outside to a private, fully fenced backyard with an undercover alfresco perfect for casual entertaining or family gatherings plus a wide driveway with plenty of off street parking. The house is currently rented for \$600 per week.

The modern granny flat includes two spacious bedrooms, both with builtins, combined lounge and dining area, contemporary kitchen, combined bathroom and laundry, plus a private courtyard. Currently rented for \$520 per week, it provides instant rental income and flexibility for future use.

Whether you move into one home and rent the other, or lease both, this property offers a smart investment and practical living solution for extended families.

FRONT HOME:

- * Well-presented 3 bedroom house
- * Combined lounge and dining
- * Neat kitchen with gas cooking
- * Fully tiled and updated main bathroom
- * 3 good-sized bedrooms, 2 with built-ins
- * Internal laundry with additional shower and toilet
- * Private, fully fenced backyard, large carport
- * Undercover rear alfresco ideal for entertaining
- * Currently rented for \$600 per week

SECONDARY DWELLING / GRANNY FLAT:

Listed By

Greg Okladnikov
Phone: (02) 9749 4949
Mobile: 0414 378 336

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