

59 Bougainvillea Road East East, Hamlyn Terrace, NSW 2259

Guide \$1,200,000 - Approved House
& Granny Flat

House 6 3 2



Dual Income Opportunity – Ideal for Investors or Extended Fa

An exceptional opportunity to secure a spacious 4-bedroom home plus a modern 2-bedroom granny flat, each with separate access and strong rental returns. Welcome to 59 Bougainvillea Rd, East, Hamlyn Terrace, a council approved House & Granny Flat.

Open for Inspection

By Appointment.

* Main Residence – Currently leased at \$680/week

- 4 bedrooms with built-in robes, ensuite to master
- 2 separate living areas & functional kitchen
- Main bathroom with separate toilet plus an internal laundry
- Large enclosed undercover entertaining area and a private yard.
- Double lock-up garage
- Ducted air conditioning & solar system

* Granny Flat – Currently leased at \$460/week

- 2 bedrooms with built-in robes
- Open-plan living & modern kitchen
- Stylish bathroom & internal laundry
- Undercover patio
- Fully fenced private yard
- Split system air conditioning

Total rental return: \$1,140/week

Set on a generous block, this is the perfect property for dual occupancy, multi-generational living, or high-yield investing. Opportunities like this are rare and don't last long.

For an informational e-book on this property, including a copy of the contract of sale, a rental appraisal letter and more, SMS '59bougainvillea' to 0422 272 028

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