

59 Butler Dr, Wilton, NSW 2571

\$1,499,500

House 6 3 2



Dual Living Opportunity - Bingara Gorge Estate.

Positioned in the growing Bingara Gorge Estate in Wilton, within Sydney's South-West growth corridor, this versatile property presents an excellent opportunity for investors seeking strong rental returns.

Set on a 450m² block, the main residence features four bedrooms, two bathrooms, and a double garage, along with comfortable living and dining areas and a functional kitchen. The home is currently leased at \$750 per week, with a lease in place from 8 February 2026 to 7 August 2026.

Adding further value, the property also includes a separate two-bedroom granny flat, providing an additional income stream. The granny flat is currently rented at \$450 per week, with a lease secured from 31 January 2026 to 30 July 2026.

With a combined rental return of \$1,200 per week, this property offers a ready-made investment with immediate income.

Located within the popular Bingara Gorge Estate and close to local amenities, parks, and transport links, this is a fantastic opportunity to secure a dual-income property in a high-demand location within the rapidly growing Wilton area.

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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