

**4 and 4A Malta Pl, Rooty Hill, NSW 2766****Sold - \$770,000**House 5  2  1 **SOLD BY DAVID FREND0**

This house and granny flat combo makes for the perfect investment, this is an ideal opportunity to expand your portfolio with. Both properties currently leased to great tenants! Featuring 5 bedrooms in total, and within close proximity to local schools, shops & public transport!

## House features include:

- \* 3 bedrooms, 2 with built in wardrobes
- \* Modern kitchen with stone benches, electric cooking, stainless steel appliances and double sink
- \* Dining room off kitchen
- \* Open plan lounge room with split system air conditioning
- \* Neatly presented bathroom
- \* Separate toilet
- \* Internal laundry
- \* Tiled throughout
- \* Low maintenance yard
- \* Undercover entertaining area
- \* Single lock up garage

## Granny flat features include:

- \* 2 bedrooms, both with built in wardrobes
- \* Combined kitchen, dining and lounge room
- \* Neatly presented bathroom
- \* Internal laundry
- \* Floorboards throughout

## Further features include:

- \* Situated on 581.2m2 block
- \* House is currently leased at \$440.00 per week, on a lease until November, 2020
- \* Granny flat is currently leased at \$350.00 per week, on an expired lease

**Listed By**

David Frendo

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**Open for Inspection**

By Appointment.

