

6 Park Ave, Kingswood, NSW 2747**Sold - \$800,000**House 4  2 **SOLD BY DAVID FREND0**

If you're looking to add a dual income investment to your portfolio then look no further than 6 Park Avenue, Kingswood! Offering a council approved house and granny flat with an approximate weekly rental return of \$580 p/w. Located in the growing suburb of Kingswood, only walking distance from the train station, local shops, parks and schools. Proudly sitting on a 626m2 block of R3 medium density zoned land, this prime positioned property is a must!

Open for Inspection

By Appointment.

Home features:

- 3 bedroom home, 2 bedrooms with mirror built in wardrobes
- Open plan living and dining with floor boards throughout
- Neat and tidy kitchen with gas cooking plus breakfast bar
- Combined bathroom with bathtub
- Internal laundry
- Screen enclosed sunroom over looking backyard
- Great size yards plus garden shed
- Single lock up carport plus driveway parking
- Approximate rental return of \$360 p/w

Granny flat features:

- Well presented one bedroom granny flat with floating floor boards throughout
- Mirror built in wardrobe to bedroom
- Spacious open plan living and dining with air conditioning unit
- Kitchen with gas cooking and plenty of cupboard space
- Combine bathroom with bathtub
- Internal laundry
- Private yards
- Side access to granny flat
- Currently tenanted at \$220 p/w

Listed By

David Frendo

Mobile: 0411 457 027

