



**26 Clack Rd, Chester Hill, NSW 2162****Sold - \$885,000**House 2  1 

## SPECIAL INVESTMENT WITH HIGH POTENTIAL

John B Grant Real Estate is very pleased to present 26 Clack Road, Chester Hill to the marketplace. This original 2 bedroom fibro home nestled in a quiet leafy street. The home offers a formal lounge room, a separate open plan gas kitchen with a meals area, a full bathroom, internal laundry with 2nd toilet, a small deck, and side access to the rear yard. All within an easy stroll to public transport, retail shops, and local schools. This is an opportunity that you do not want to miss!

### Open for Inspection

By Appointment.

Sitting on 594.40 sqm of land approximately with 15.85 m frontage and 37.79 m in depth. This site will appeal to the investor or first home buyer or the potential to build their future dream home or granny flat. (S.T.C.A)

Zoned R2 Low Density Residential

Built-in 1950's approximately

Council Rates \$410.00 per quarter approximately

Water Rates \$372.00 per quarter approximately

Potential rental return \$24,960 PA approximately

Terms of Auction

- \* 10% deposit
- \* 42 day settlement period
- \* All offers must be made in writing
- \* Any changes to the contract of sale must be received prior to the Auction day
- \* This property will be SOLD via Auction

Open house Saturday 1:00 to 1:30 pm

The Auction will be held on-site at 1:30 pm Saturday 2nd July 2022.

### Listed By



Zeth Grant

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