



**35 Goondah St, Villawood, NSW 2163**

**Sold - \$975,000**

House  



## DUPLEX SITE

John B Grant Real Estate, Chester Hill is pleased to offer 35 Goondah Street, Villawood to the marketplace. Looking for a great investment opportunity? Look no further! We have a DA-approval pending (awaiting tree removal approval) duplex site that is close to all the amenities you could ever need.

**Open for Inspection**

By Appointment.

Located in a highly sought-after area, this site is perfect for those who want to be close to everything. You'll be just a stone's throw away from schools, shops, parks, and public transport. This is an opportunity not to be missed!

The duplex site plans are available in office, so you can start planning your strategy to build straight away. Imagine having two properties that you can rent out or live in yourself. The possibilities are endless!

This immaculate Mono Crete home offers an open plan living and dining room with timber floating floors, a modern timber gas kitchen, 2 bedrooms with mirrored built-in wardrobes, an updated bathroom, internal laundry, large covered veranda which overlooks the gardens. With a separate sleep out that consists of 1 bedroom, a separate living and dining room, kitchenette and bathroom with side access.

This home sits on level 752.50 sqm of land approximately with 17.06m frontage and 44.49m in depth and the easement is located on the back fence line.

Zoned R2 Low Density Residential

Built in 1950's approximately

Council Rates \$464.00 per quarter approximately

Water Rates \$275.18 per quarter approximately

Potential rental return for the house \$31,200 PA approximately

### Listed By



Zeth Grant

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Zoran Cvetkovski

Mobile: 0411 304 466

