



8 Marriot St, SOUTH WEST ROCKS, NSW 2431

PROVEN INVESTMENT - DA 2nd Living Entitlement

What an investment opportunity we have here! You have the opportunity to double dip and maximize your returns.

The property comprises of a very neat and tidy refurbished three bedroom home plus a garage with council approved, studio/bedroom with shower & toilet and kitchen area. Separate power, water & a gas HWS has it ready to go.

Polished floors are a great feature of the home that is currently returning \$370 PW with a great tenant keen to stay. Two of the bedrooms have built-ins with the added benefit of linen press in the hall. Separate toilet & shower with a 2nd toilet in the laundry. Very neat kitchen with A/C and comfortable living & lounge rooms.

With the DA Approved for a carport and to convert the shed to at least one bedroom with lounge this is a opportunity that should be seriously considered. After all you could comfortably positively gear this.

With so many options for use this is not expected to last long in this market.

TYPE: Sold

INTERNET ID: 19760018

SALE DETAILS

\$479,000

CONTACT DETAILS

Elders Real Estate South West Rocks

12 Prince of Wales Avenue
SOUTH WEST ROCKS,
NSW

02 65 666 666

Adam Bird

0409 970 409

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Polished Timber Floor, Formal Lounge

- Land Area 487.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Air Conditioning



