

14/14A Roslyn Street, LIVERPOOL, NSW 2170

House and Granny Flat - Prime Liverpool Location

Positioned in a convenient and well-established pocket, 14/14A Roslyn Street presents a rare chance to secure a high-yielding property with both a spacious family home and a modern, council-approved granny flat and within an R3 zoning.

The main residence offers a functional and flexible layout, featuring four well-proportioned bedrooms, a separate lounge and dining area, and an adjoining rumpus room-ideal for growing families or additional living space. The kitchen is generous in size with ample storage and bench space, while the home also includes a central bathroom complemented by a separate powder room for added convenience. A large front verandah provides the perfect setting to relax and unwind.

Privately set, the near-new granny flat (approximately 5 years old) is designed for comfortable, low-maintenance living. It comprises two bedrooms, a well-appointed interior, and opens out to a huge alfresco area-perfect for entertaining. With its own good-sized yard and plenty of off-street parking, it offers excellent independence for tenants or extended family.

From an investment perspective, the numbers are compelling. The granny flat is currently leased at \$500 (potentially \$575 per week), while the main house will be

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 98P2090

AUCTION DETAILS

11:00am, Saturday April 18th, 2026

CONTACT DETAILS

Leppington

Shop 4.04 / 5 Emerald Hills Boulevard
LEPPINGTON, NSW
02 8797 3177

Frank Polistina
0407 406 673

secured with a leaseback at \$600 per week for the first three months, increasing to \$700 (potentially \$775) per week thereafter-delivering immediate and strong rental returns.

Whether you're looking to maximise rental yield, accommodate multi-generational living, or secure a versatile asset in a growing area, this is an opportunity not to be missed.

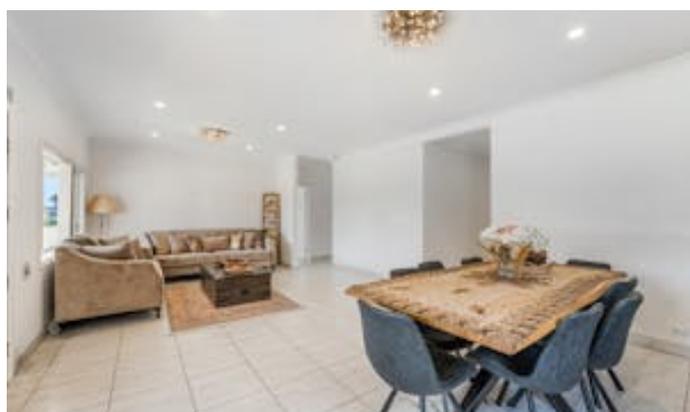
Key Features:

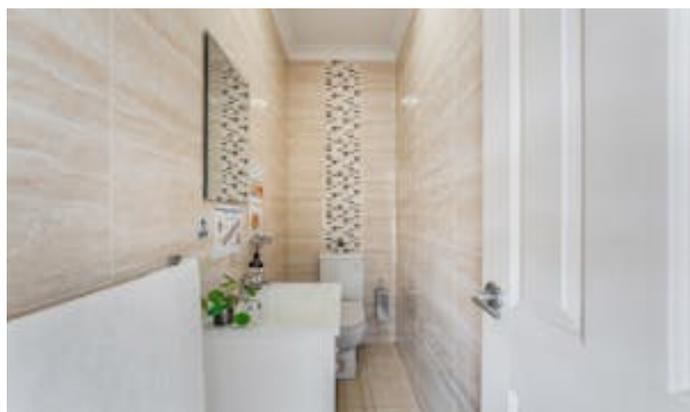
- * House + approved granny flat
- * 4-bedroom main residence with multiple living zones
- * Spacious kitchen, large verandah, and flexible layout
- * 2-bedroom granny flat with huge alfresco
- * Separate yard spaces and ample off-street parking
- * Strong dual income totalling \$1,200 per week
- * Located within an R3 Zoning. Min Lot size of 300sqm (area 2)

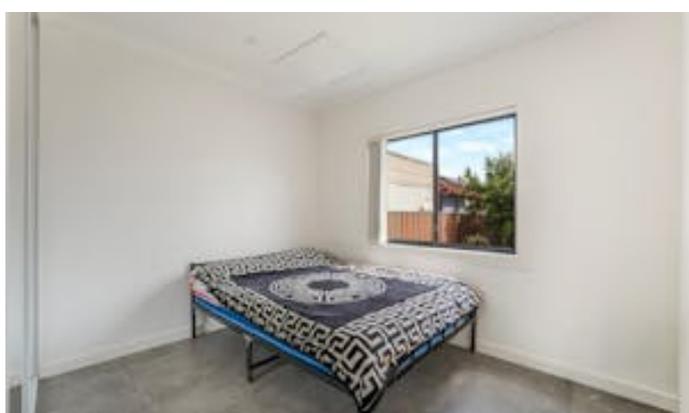
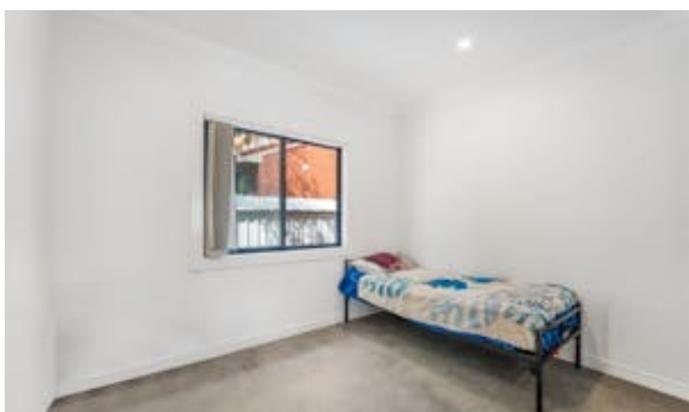
Smart buying with immediate returns â## enquire today.

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 699.00 square metres
- Bedrooms: 6
- Bathrooms: 2











Main House



Granny Flat

14/14A Roslyn Street, Liverpool

Scales in metre. Indicative only. Dimensions are approximate. All information contained in here is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.