



13 & 13A Nimbin Avenue, HOXTON PARK, NSW 2171

Dual-Income Opportunity | House & Near-New Granny Flat on Quiet Street

Offered for sale is a rare and versatile dual-occupancy property at 13 & 13A Nimbin Avenue, Hoxton Park, ideal for investors, extended families, or buyers seeking flexibility and strong rental returns.

The property comprises a recently renovated three-bedroom house and a modern two-bedroom granny flat, each with its own separate entrance and excellent natural light throughout. Buyers have the option to live in one and lease the other, occupy both, or retain both as a solid investment.

The main residence is currently leased at \$700 per week and features three bedrooms, separate lounge and dining areas, a well-appointed modern kitchen, internal laundry, a generous alfresco area, a good-sized backyard, and a single car garage. The home has been recently renovated and presents in excellent condition.

The granny flat, only four years old and currently leased at \$530 per week, offers two bedrooms, modern finishes throughout, a combined bathroom and laundry, ample yard space, and a completely separate private entrance.

TYPE: For Sale

INTERNET ID: 98P2100

SALE DETAILS

For Sale – Contact Agent

CONTACT DETAILS

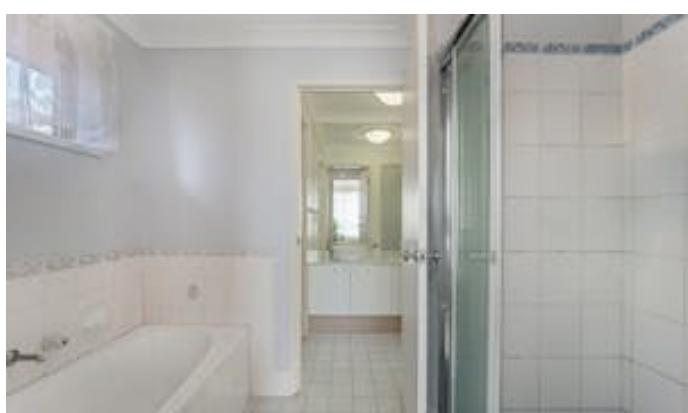
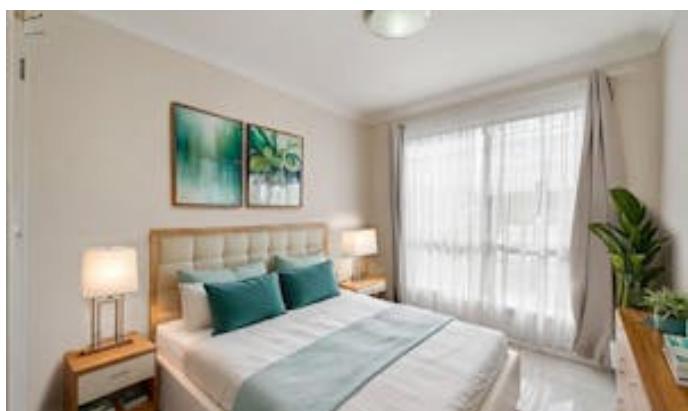
Leppington
Shop 4.04 / 5 Emerald Hills Boulevard
LEPPINGTON, NSW 2770
02 8797 3177

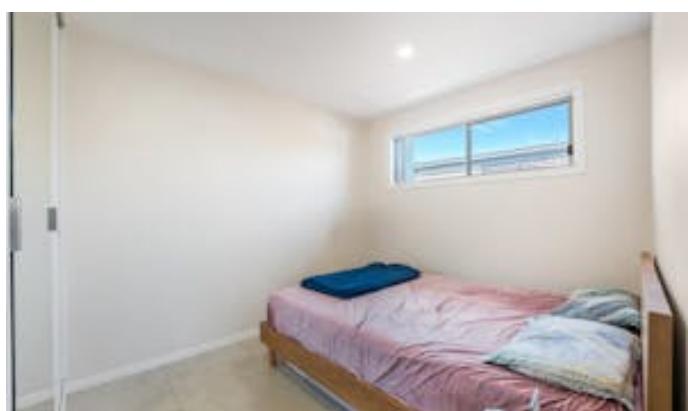
Frank Polistina
0407 406 673

Positioned on a quiet street and filled with natural light, this property delivers a combined rental income of \$1,230 per week and represents a high-quality opportunity with long-term appeal in a well-established Hoxton Park location.

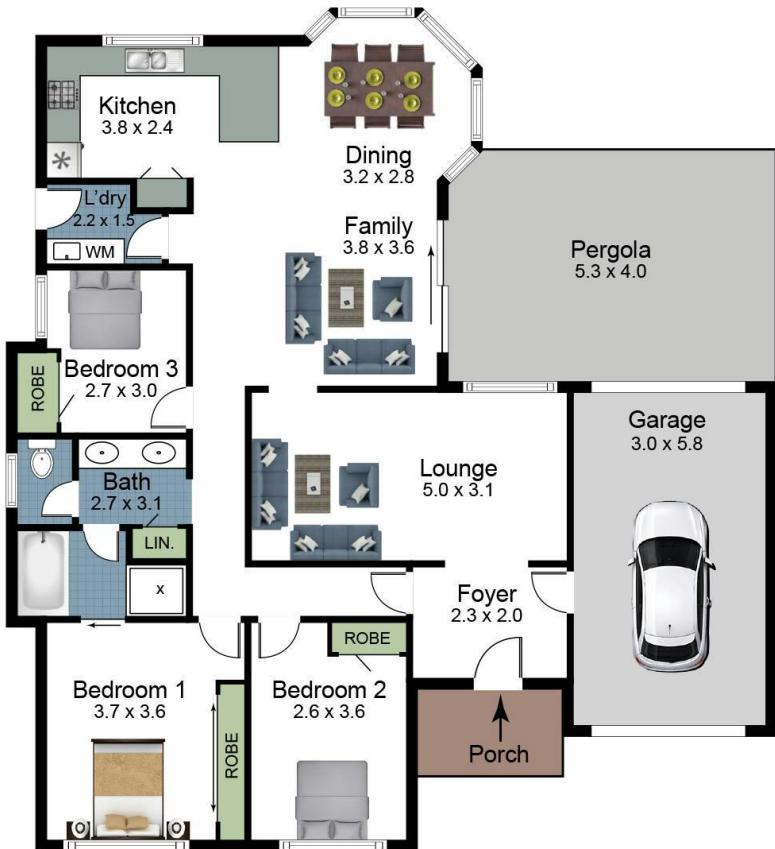
Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 502.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2
- Single garage









House



Granny Flat

**13 Nimbin Ave
Hoxton Park 2171**

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