



49 St Georges Cres, Faulconbridge



## CALLING ALL INVESTORS - R2 ZONING!!

A brilliant opportunity awaits for first home buyers, investors or those wanting a weekender with a separate income stream!

This neat & tidy 3br home benefits from a separate DA approved Granny Flat currently renting for \$250pw and is situated on a level 1,031sqm block zoned R2 (low density residential). It has the potential to generate \$700 per week!

With just an 850m walk to Faulconbridge Train Station, 1.5kms to Faulconbridge Public school and 2.2kms to Springwood High School, you'll love the convenience on offer. Add the Aquatic Centre, Springwood Village and stunning Bush walks nearby and it's a lifestyle your friends will envy.

Accommodation comprises:

- Open plan living and dining area with reverse cycle air conditioning
- Functional kitchen with gas cooking and dishwasher
- Timber floors throughout (except 3<sup>rd</sup> bedroom)
- Two great sized bedrooms with built-in robes, air con in master
- Smaller third bedroom/office
- Immaculate, renovated bathroom
- Huge wrap-around deck
- Well maintained, easy-care North facing backyard with chicken coop

3 1 2 1,031 m2

**Price** SOLD for \$662,650  
**Property Type** Residential  
**Property ID** 1366  
**Land Area** 1,031 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo  
 169-175 Phillip St Waterloo NSW  
 2017 Australia  
 02 8399 0340

**LIBERTY**

- Separate, self-contained granny flat with it's own laundry and storage area
- Huge double lock-up garage

With an entry level price, this could be a blue-chip addition to your property portfolio 'as is' or capitalise on the zoning and build a duplex or villas (subject to council approval).

Land size: 1,031 sqms

Council rates: \$428.20 per quarter

Water rates: \$177.00 per quarter

Potential rental for main house: \$450pw

Rental on Granny flat: \$250pw (lease expires 05/08/20)

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*