



26 North Liverpool Road, **Heckenberg**

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House & Granny Flat - Flexible Family Home - HUGE REDUCTION

Embracing close proximity to shops, schools & transport this well appointed home and granny flat offers both incredible flexibility and rare potential which is ideally suited for the investor or the extended family.

Features Include:

Main Home

- 3 bedrooms (all with mirror built-ins)
- Huge loungeroom and dining rooms with split system air conditioners
- Modern kitchen with granite bench tops and stainless steel gas cooking appliances
- Bathroom with bathtub
- Internal laundry with additional toilet
- Tiled throughout
- Enclosed rear yard
- Balcony
- Currently leased at \$480p.w to excellent tenant

Granny Flat - Offers

- Own private entry
- Near new granny flat (council approved)
- Modern kitchen with ample cupboard space
- Combined lounge/dining room with split system air conditioner
- Bathroom with huge shower recess
- Tiled throughout
- Internal laundry
- Separately fenced yard
- Undercover parking
- Potential rent - \$380p/w

Both house and granny flat have separate electricity metres

- Huge land - 677sqm approx
- Rare investment opportunity or ideally suited for the extended family

\$799,950- \$849,950

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