



223 Cumberland Road, Auburn

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### IMMACULATE FAMILY HOME + GRANNY FLAT + SLEEP OUT

You will be impressed! This magnificent property is "A great little earner" and lets the tenant pay the mortgage for you. Perfect for the smart investor.

The property has been renovated to please any astute home buyer with 3 good size bedrooms with built-in wardrobes, it has an ultra-modern polyurethane kitchen with stone bench tops, gas cooking and dishwasher. It has a spacious living area with split air conditioning and timber floorboards throughout and has its own private courtyard.

The 2 bedroom Granny Flat & 1 room sleep out is only 4 years young and is completely separate from the main house. With its beautifully appointed polyurethane kitchen, stone bench tops, and dishwasher, the property has absolutely nothing to spend. It also has a split cycle air conditioner for your comfort with polished tiled floors, built-in wardrobes and much more.

All this on a level 608sqm block of land with a wide 15.24m frontage and wide driveway for 5 cars. The properties are currently leased and has a potential rental income of \$1320 per week.

#### House

- 3 bedroom home
- Fully renovated
- Ultra-modern polyurethane kitchen
- Stone benchtops, gas cooking + dishwasher
- Built-in wardrobes
- Spacious living area
- Split air-conditioner
- Timber floorboards throughout
- Private courtyard

#### Granny Flat

- 2 bedroom + Built-ins
- Polyurethane kitchen with stone bench tops
- Gas cooking & dishwasher
- Polished tiles throughout
- Large covered patio
- Split air-conditioner

#### Sleep Out

- 1 bedroom sleep-out
- Modern Kitchen + bathroom
- Tiled floors

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another 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 enquires in order to determine whether or not this information is in fact accurate.

\$1,250,000 - \$1,300,000

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