



15 William Street, Byford

4 3 4

URGENT SALE!

"Our new house is unlike anything you've seen!" is what you tell your friends, family and colleagues. "We have so many options - we aren't even sure what to do yet, but we know houses like this are super unique and don't come along very often. We just had to buy it!"

As you contemplate where to unwind after a long day - your stunning open plan living/dining area, or your all-year-round under cover alfresco/garden - you think "This is why I bought this place". Your thoughts run wild with the potential your new house brings. "Maybe one day I'll rent this home out and enjoy some passive income while someone else pays my mortgage!"

Boasting a solid 500sqm block, this rare 'as good as new' home is accompanied by endless opportunity...

OPTION 1: Live a luxurious and spacious lifestyle as a large 4x3 family home with 2 ensuites and 3 living areas

OPTION 2: Live in the large 3x2 and have your mortgage partly paid off by renting out the attached granny flat with separate side access (getting up to \$250 p/w)

OPTION 3: Positively gear and rent out both the 3x2 and 1x1 independently (getting up to a total of \$600 p/w)

OPTION 4: Convert the second living area into a bedroom and have a 5x3 family home or a 4x2 + 1x1

Features -

- 4 bedrooms
- 2 bedrooms with ensuite
- 3 bathrooms
- 3 living areas
- Large double carport
- An abundance of beautiful garden
- Plenty of natural light
- Down lights throughout
- Kitchen + Kitchenette (both with abundant cupboard space)

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.

500 sqm

From \$379,000

ID# 12023100023

Open for Inspection

Sun 21 Jan, 12:00pm - 1:00pm



Jared Dimbleby
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