

## What a Return - \$38,000PA

This property is ideal for in-law accommodation or 2 families looking to purchase. The good sized block consists of two three bedroom homes on 975m2.

The back house is brand new and the front home has been extensively renovated. Both homes are currently tenanted returning a combined income of \$38,000 PA.

Front House -Renovated 3 bedroom home with built ins to two

- Brand new kitchen, bathroom and laundry
- Spacious lounge, reverse cycle a/c
- Single carport, fenced yard, gas & sewer connected
- Currently returning \$380 per week

Rear House - Brand new 3 bedroom home with built ins to all

- Modern kitchen with combined lounge/dining
- Quality bathroom & laundry
- Single carport, fenced yard, gas & sewer connected
- Currently returning \$350 per week

Tahmoor is the progressive centre of the Wollondilly Shire with all the facilities of a much larger town yet still retaining a country atmosphere. The property is located in a most desirable part of Tahmoor and easy distance to train station and town facilities. If you are looking for an investment property this one is hard to beat.



**Gerard Smith**