

156 Menangle Street PICTON, NSW

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Charm, Character & Approved Granny Flat

These types of homes never sit long on the market in Picton....As described in the heading, this home offers historic charm and character, but has had a touch of modernising over the years to ensure its appeal to those not looking for a high maintenance property. With a separate fully approved granny flat, there is potential for two rental returns equalling a great opportunity for an investor!

- An ideal investment opportunity with a potential return of \$31,000 per annum
- Three good sized bedrooms in the main home, built ins to two
- Spacious open plan living, separate meals area off the kitchen
- Modern kitchen, quality appliances, gas cooking
- Split system air conditioning, slow combustion fireplace
- Outdoor BBQ/entertaining area, second toilet in laundry
- 918m2 parcel of land, excellent location, walking distance to town
- Fully approved self contained one bedroom granny flat, separately metered
- Separate single garage/workshop, side access

This property has a lot to offer the smart buyer and represents great value for money when compared to other properties currently on the market. Suitable for the investor, young family, or older couple looking to be close to town, the opportunities are endless. Picton is positioned approximately 50 minutes drive south of Sydney, and 30 minutes drive north of Wollongong. Enquire today and book your private inspection of this great property...

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.



Gerard Smith