



63 Oaks Street THIRLMERE, NSW



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Dual Occupancy...Almost Half An Acre!!

What a fantastic opportunity for the smart investor...With a potential return of \$36,400.00 P.A on offer, and a huge 1834m² parcel of land with potential to subdivide S.T.C.A. This property will not sit long on the market! It must be viewed to be appreciated and in order to get an understanding of how the full return can be maximised.

1st Home

- The front home features 5 bedrooms, with built ins to all but one, 2 bathrooms
- Modern kitchen, open lounge and meals area
- Ducted reverse cycle air, natural gas heating
- Currently set up as two separate accommodations - A 3 bedroom, 1 bathroom and a 2 bedroom, 1 bathroom with the second area having it's own kitchenette, however, was built originally as a 5 bedroom, 2 bathroom (An internal wall has been built).
- The potential weekly rental return for the front building is \$420-\$440 per week.



Gerard Smith

2nd Home