



48 Westbourne Avenue Thirlmere, NSW



## Dual Occupancy - 1004m2

BE QUICK TO SECURE THIS ONE AS IT WILL NOT LAST LONG ON THE MARKET!

PRICED TO SELL \$\$\$

An outstanding opportunity exists to purchase this three/four bedroom family home. There is a living area that can easily be converted to a fourth bedroom or large study. Enjoy having family and friends over for parties or a barbeque with an expansive entertaining area approx 10m x 6m.

This home is in a fantastic street with quality family homes surrounding. If you are an investor you can potentially get \$450 to \$500 per week for the home and \$200 per week for the granny flat. This gives you a total rent return of \$650 to \$700 per week.

Also if you need plenty of room for a number of cars/boats etc, this property is perfect for a tradesman.

Added bonus; fantastic work shop includes: shelving, grinder, vice, pedestal drill.



**Gerard Smith**