



**SOLD**

## HOUSE AND GRANNY FLAT... 8% RENTAL YIELD

What a find..This home has room for everyone.

### Main house

#### Upstairs offers:

- Three bedrooms all with built ins
- Bathroom with separate toilet
- Kitchen with plenty of bench and cupboard space
- Large combined lounge and dining
- Sunroom

#### Downstairs Features:

- 1 Bedroom
- Laundry
- Toilet
- Lounge room
- Kitchenette
- Air conditioning

Large fully fenced separate yard, outdoor entertaining area, double carport, garden shed

Granny flat which is fenced off and separately metered for electricity features:

- 2 Bedrooms
- One bathroom
- Lounge room
- Covered outdoor entertaining area
- Carport

Currently tenanted for \$320per week

This is a prime investment property with a 8% rental yield, projected rental return of \$810per week

**6 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$495,000

**OPEN FOR INSPECTION:**  
N/A



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# 19 Olympia St, Marsden

4 Bedrooms, 2 Bathroom, 2 Toilets, Double CarPort



Floor Space: 150m<sup>2</sup> Approx (Excl Patio)

Level 1



Ground Level



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective tenant or owner. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.