



FOR SALE

DUAL-OCCUPANCY PROPERTY, HOME AND GRANNY FLAT RENT IS \$1000 PER WEEK !

Dual-occupancy Property Home currently rented for \$600 Per Week and Granny Flat currently rented for \$400 Per week

Nestled in the family-oriented locale of Busby, 5 Kilmorey stands as a beacon of potential for the astute investor or the expanding family seeking space and versatility. This unique Dual-occupancy property, featuring a home and an attached granny flat, occupies a generous 640 square meters. parcel of land with the promising R3 zoning.

The main residence boasts a contemporary aesthetic, offering three well-proportioned bedrooms, a functional study, and a gleaming modern bathroom. The heart of this home is the expansive, newly renovated kitchen and bathroom fitted with high-quality appliances, perfect for the family chef. The large driveway leads to a carport, providing secure off-street parking. With a potential rental yield of \$625 per week, this is a compelling investment.

Complementing the primary dwelling is the charming granny flat, complete with two bedrooms and a full bathroom, representing an additional income stream with an estimated rental return of \$450 per week.

Situated in an elevated, tranquil pocket of Busby, the property boasts proximity to a myriad of local amenities: the Liverpool-Parramatta Transitway, Liverpool CBD's vibrant lifestyle hub, TAFE, and the Liverpool Catholic Club.

Educational needs are well-catered for with James Busby High School, Busby Primary, and Busby West Primary Schools just a stone's throw away.

Connectivity is further enhanced with easy access to the M5 and M7 motorways, and bus services to Liverpool CBD and Railway Station.

Moments from Westfield Liverpool, this Dual occupancy is strategically placed for convenience and lifestyle. With massive future growth on the horizon, seize the opportunity to make 5 Kilmorey your next savvy investment or the spacious haven for your family.

Don't let this exceptional property slip through your fingers. Book an inspection today to discover the full potential of this Dual-occupancy treasure.

7 BED | 2 BATH | 1 CAR

PRICE:
\$985,000

OPEN FOR INSPECTION:
N/A



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