

3 LAMBERT PLACE, LEUMEAH, NSW, 2560



**SOLD**

## DUAL INCOME PROPERTY WITH GRANNY FLAT, TUCKED AWAY IN ONE OF LEUMEAH'S BEST LOCATIONS!

Nestled in a peaceful cul-de-sac and surrounded by quality homes, this dual income property presents a rare opportunity in one of Leumeah's most tightly held streets. Whether you're an investor seeking strong rental returns, a family looking for a flexible living arrangement, or a buyer wanting to secure a home in a top-tier location, this one ticks every box. The main residence offers generous living spaces and charming character throughout, while the brand-new granny flat provides the perfect setup for extended family, guest accommodation, or additional income. Just minutes from local schools, shops, public transport, and the M5 motorway, this property combines comfort, convenience, and long-term potential in one of the area's most sought-after pockets.

### Main Residence:

- 3 spacious bedrooms with built-in wardrobes
- 1 full bathroom + additional powder room
- L-shaped kitchen with electric cooktop & Fisher & Paykel appliances
- Separate living and dining zones
- Front porch
- Freshly painted white walls & wooden flooring
- Carpeted bedroom flooring
- Laundry with backyard access
- Tool shed
- Outdoor entertaining/alfresco space
- Drive-through side access
- 556sqm block

### Granny Flat:

- Brand new build with side access
- 2 spacious bedrooms with built-ins
- 1 full bathroom
- Open plan living, kitchen & dining
- Filled with natural light

**5 BED | 2 BATH | 0 CAR**

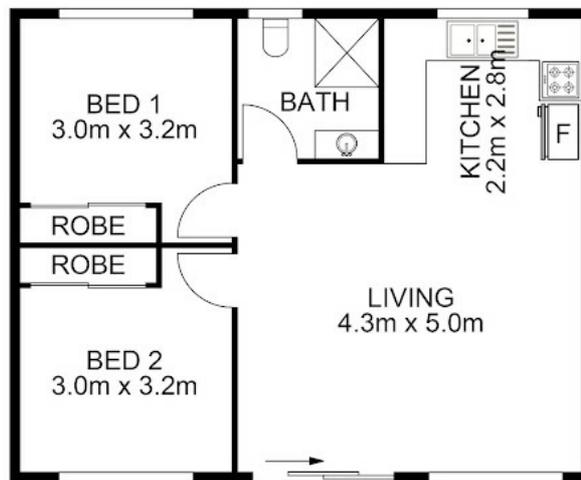
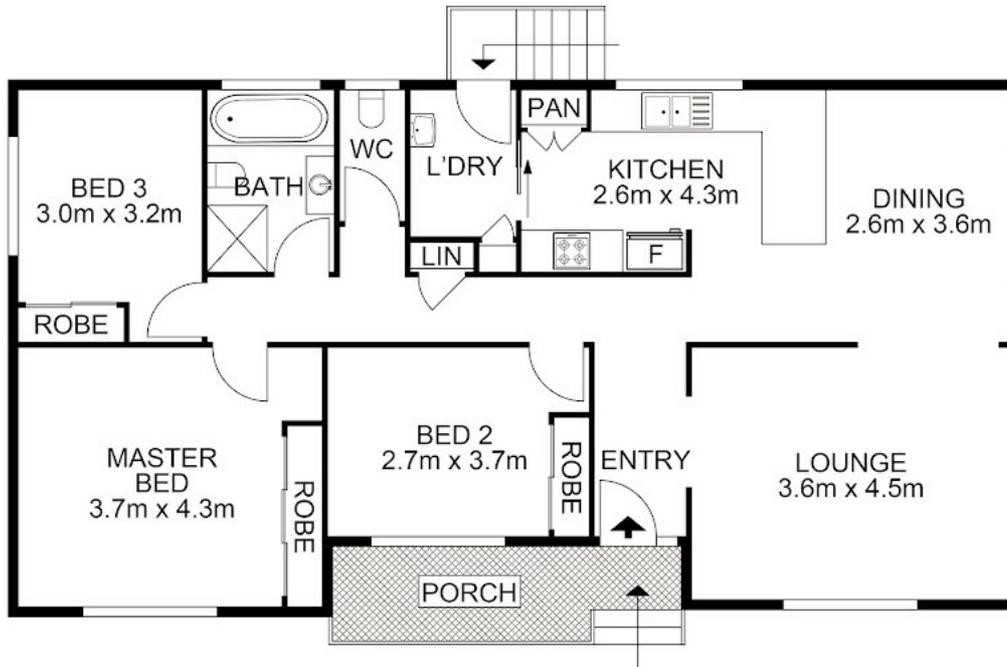
**PRICE:**  
\$1,135,000

**OPEN FOR INSPECTION:**  
N/A



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SHED  
2.3m x 3.0m



## GRANNY FLAT

 AGENCY

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.

3 Lambert Place, Leumeah

Huss Al Salemi • All measurements are approximate • Drawn for marketing purposes only

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