

6B EVELYN STREET, MACQUARIE FIELDS, NSW, 2564



# FOR SALE

## DUAL-INCOME OPPORTUNITY ON A CORNER BLOCK - HOUSE & GRANNY FLAT

This well-presented corner block property offers a fantastic opportunity for investors or extended families, featuring a spacious main residence plus a fully self-contained two-bedroom granny flat —both currently tenanted for immediate rental return.

### Main House

- Formal lounge and dining area with ceiling fan
- Tiled flooring throughout
- Renovated kitchen with dishwasher and gas cooking
- Family room with split system air conditioning
- Bathroom with ensuite access
- Separate toilet
- Internal laundry
- Master bedroom with mirrored built-in wardrobe and ceiling fan
- Three additional bedrooms, all with mirrored built-ins and ceiling fans
- Huge undercover entertaining area
- Fully enclosed rear yard
- Double lock-up gates with driveway access to backyard (ideal for vehicles, trailers, or boats)
- Single garage with external access
- Currently leased for \$700 per week

### Granny Flat

- Two bedrooms, both with built-in robes
- Open-plan lounge and dining area
- Combined bathroom and laundry
- Currently leased for \$550 per week

Total combined rental income: \$1,250 per week

Positioned on a desirable corner block, this property combines space, flexibility, and strong rental yield making it a smart addition to any portfolio or a versatile home for multi-generational living.

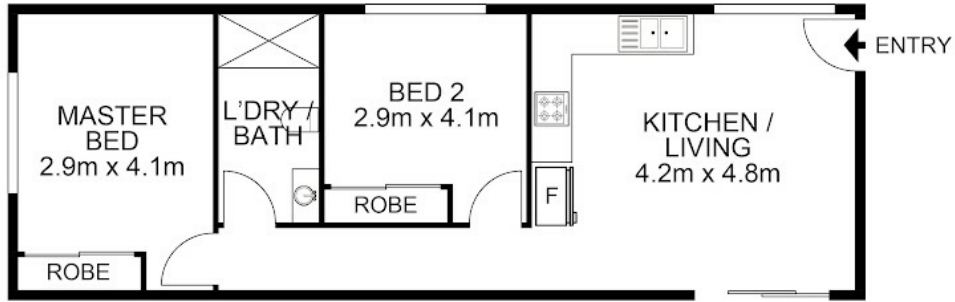
6 BED | 2 BATH | 2 CAR

PRICE:  
Just Listed

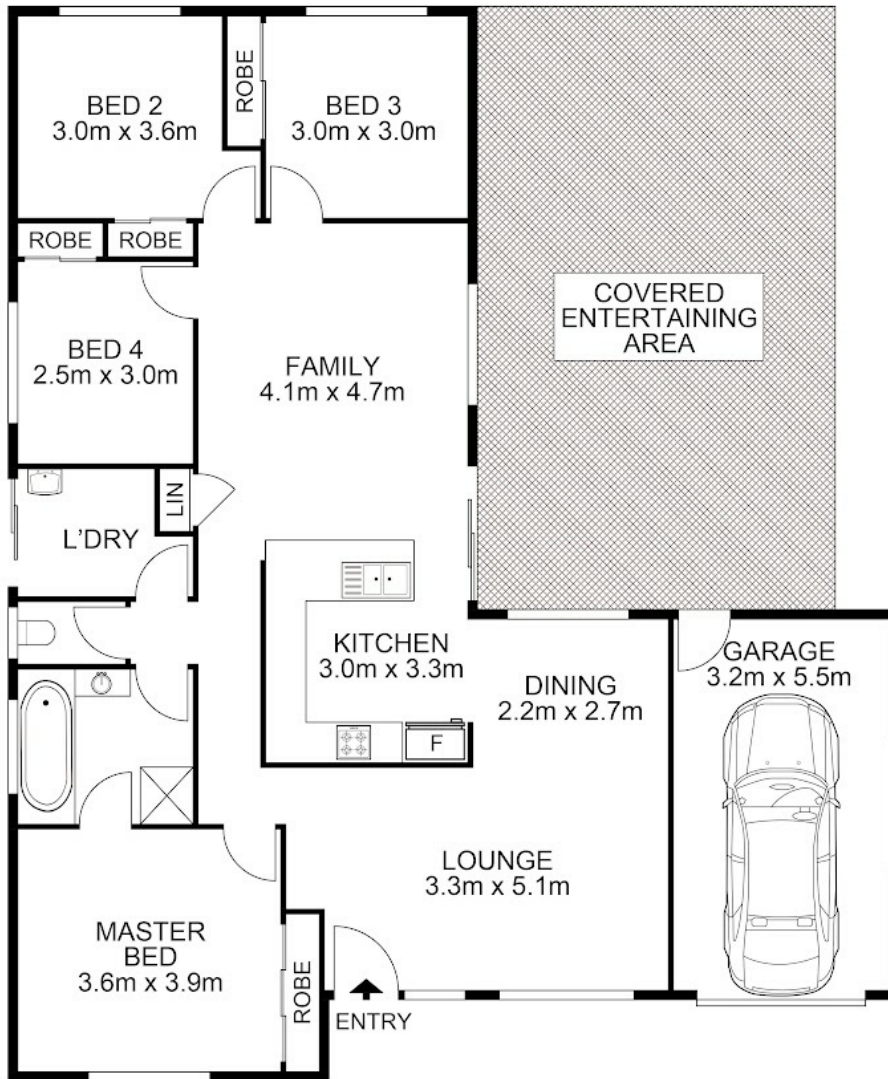
OPEN FOR INSPECTION:  
Apr 24 at 5:30pm - 6:00pm



**Huss Al Salemi**  
**0411699419**  
huss@atrealty.com.au  
[www.agencycentral.com.au](http://www.agencycentral.com.au)



## 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.

# 6B Evelyn Street, Macquarie Fields

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

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