

**10 Thompson Avenue, Hobartville, NSW 2753**



**Sold House**

Tuesday, 7 January 2025

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 663 m2**

**Type: House**



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**\$930,000**

Discover a fantastic investment opportunity with this house and granny flat, perfectly situated in a prime location! This versatile property offers the potential for impressive returns, making it ideal for savvy investors. The main house features spacious living areas and modern amenities, while the self-contained granny flat provides additional rental income or would be perfect for in-law accommodation for owner occupiers. Located 1.8kms to Richmond Station and Marketplace, 220m to Hobartville Public School, 1.2kms to Richmond High School and 2.7kms to Western Sydney University. The property is zoned R3 medium density residential and is 663.9sqm. House • New plumbing and electrical • Polished timber floorboards in the bedrooms • Open plan living and dining room with split system air conditioning • Modern kitchen with electric cooking appliances, tiled splash back and pantry • Three bedrooms, two with built in wardrobes • Modern bathroom with a free-standing bath (toilet in laundry) • Laundry with access to the backyard • Single carport • Currently leased for \$550 per week  
Granny Flat • Living room with split system air conditioning • Bedroom with built in wardrobe and ensuite • Kitchen with electric cooking appliances • European style laundry • Undercover pergola • Small storage room with toilet • Fully fenced backyard with a garden shed • Off street parking spot, private pathway to flat • Currently vacant, potential rental return of \$450-\$480 per week  
All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.