

**11 Rebecca Street, Colyton, NSW, 2760**



**Sold House**

Sunday, 10 November 2024

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**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**

## **Sold By Jessica Grant**

Unlock the door to exceptional returns with this prime investment opportunity! Offering dual income potential, this property is perfect for savvy investors looking to maximize their rental yield.

Perfectly positioned on a 800m2 block sits a four bedroom home with a teenage retreat and a one bedroom granny flat.

### **Main House**

- Four spacious bedrooms with built in robes to three rooms
- Beautiful ensuite to the main bedroom with a spacious walk in wardrobe
- Recently painted throughout
- Two great sized living areas, perfect to relax with the family or entertain guests
- Updated kitchen with plenty of storage, breakfast bar and modern appliances
- Floorboards throughout
- Air conditioning
- Teenage retreat on the side of the house
- Step outside to the great sized yard with an undercover entertaining area and a beautiful inground pool

### **Granny Flat**

- One bedroom with a built in wardrobe
- Timber lino floors throughout
- Open plan living area
- Modern bathroom with a combined laundry
- Downlights throughout

This great property has a potential rental income of up to \$1,140 per week as well as duplex potential (S.T.C.A)

Situated close to local schools, shops and parks, this property is not one to miss. Don't miss out on this great opportunity. To schedule your own private viewing please contact Jessica Grant on 0405 639 095.