

**30 Mumford Street, Ashmont, NSW, 2650**

**Raine&Horne.**

**House For Sale**

Monday, 2 December 2024

30 Mumford Street, Ashmont, NSW, 2650

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Grant Harris  
0438258321

## **Four beds and big block**

Presenting a solid investment opportunity, 30 Mumford Street in Ashmont offers great value for investors seeking a reliable rental income or anyone looking to secure a property with long-term potential. This 4-bedroom home features 3 generously sized bedrooms with built-in robes, offering plenty of storage space. The fourth bedroom provides flexibility for use as a home office, guest room, or additional living space.

The property is equipped with both split system heating and cooling, as well as in-wall heating and cooling. Including a single bathroom, gas cooking appliances, a separate lock-up garage for secure parking, and a large backyard with plenty of room for outdoor activities. The backyard features a small garden shed, ideal for storing tools, gardening equipment, or other items.

Currently leased for \$370 per week, with a tenancy in place until February 2025, this property is the perfect addition to any investment portfolio. Offering a solid rental return with a reliable tenant already in place, it takes the stress out of finding tenants and ensures consistent cash flow until early 2025. The large 1020 sqm block may also lend itself to further development, subject to approvals.

Whether you're looking to add to your investment portfolio or searching for a home with great potential, 30 Mumford Street is an opportunity you don't want to miss.