

6 & 6A Rosevale Place, Narellan, NSW 2567



House For Sale

Wednesday, 1 January 2025

6 & 6A Rosevale Place, Narellan, NSW 2567

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 708 m2

Type: House



Anthony Bekiaris

0246287444

Timed Sale Price Guide \$990,000 - \$1,090,000

Timed Sale finishes on Tuesday 21st January @ 12pm. Successful purchase will be subject to a cooling off period. *THIS IS NOT AN ONLINE AUCTION. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/153063> Discover the ultimate investment opportunity or dual-family living solution with this house and granny flat property, perfectly positioned on a spacious 708m² (approx.) block in the heart of Narellan. Offering versatility, comfort, and convenience, 6 & 6A Rosevale Place is a rare find in a highly sought-after location.

Main House (6 Rosevale Place) This charming four-bedroom home boasts a functional layout designed for family living: -Four generously sized bedrooms, three with built-in wardrobes. -Formal lounge living and dining rooms featuring elegant timber flooring. -A spacious timber kitchen with quality electric cooking appliances, ample cupboard space, and a dishwasher, overlooking a sizable meals area. -Main bathroom with shower and bath. -Large internal laundry for added convenience. -Expansive entertaining area, ideal for gatherings. -Lockup shed. -Approximate rental return of \$670pw - \$690pw.

Granny Flat (6A Rosevale Place) Built in 2019, this modern one-bedroom brick granny flat with street frontage offers: -Formal living and dining rooms with tiled flooring and reverse-cycle air conditioning. -Modern kitchen with quality electric cooking appliances, ample storage, and a dishwasher. -One well-proportioned bedroom. -A single lock-up garage converted into a second bedroom. -Modern bathroom with integrated laundry. -Private backyard with fencing for added privacy between the two properties. -Approximate rental return of \$380 - \$400pw.

Key Features -75m (approx.) to Leash Park. -900m (approx.) to Narellan Town Centre. -1.4km (approx.) to Camden Golf Club. -Exceptional investment opportunity with an approximate combined rental return of \$1,050pw - \$1,090pw. This dual-dwelling property offers the perfect blend of lifestyle, location, and investment potential. Whether you're seeking additional income or a multi-generational living setup, 6 & 6A Rosevale Place delivers on all fronts.* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.