

64 Lord St, Cabramatta West, NSW, 2166

House For Sale

Sunday, 3 November 2024

Laing+Simmons

64 Lord St, Cabramatta West, NSW, 2166

Bedrooms: 8

Bathrooms: 4

Parkings: 2

Type: House



Tuan Tran
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MULTIPLE INCOMES + PRIME LOCATION

Set on an impressive 621 sqm (approx.) block, this versatile investment property offers significant multi-income potential. Perfectly positioned between the bustling Cabramatta shopping village and vibrant Canley Heights shopping centre, it's also just a short stroll from local shops, Harrington Street Public School, parks, and convenient bus stops.

This stylish single-level residence features quality construction and modern interiors designed to accommodate extended families. It includes a 4-bedroom main house, a 2-bedroom brick-veneer granny flat, and a 2-bedroom brick-veneer studio – delivering a combined rental potential of \$79,560 per annum (\$1,530 per week).

Property features:

Main House (Leased at \$700/week):

- + Fully renovated 4-bedroom brick veneer home
- + Two contemporary bathrooms with floor-to-ceiling tiles
- + Spacious open plan living and dining area
- + Designer kitchen with stone benchtops and stainless-steel appliances
- + Four split-system air conditioning units
- + Timber and tile flooring throughout

Approved Granny Flat (Leased at \$420/week):

- + Two well-sized bedrooms with built-in wardrobes
- + Tiled flooring throughout
- + Modern kitchen and bathroom, with 2 air conditioning

Studio (Leased at \$410/week):

- + Two bedrooms with built-ins
- + Modern bathroom with internal laundry
- + Tiled flooring and three air conditioning units

All three dwellings are currently leased to reliable tenants, with options to secure long-term agreements.

- + This property will be sold at auction unless sold prior.