







27 Clarke Street, Bass Hill

Exceptional Family Living + Brick Granny Flat & Studio-Style Garage

- *Inspection is strictly by appointment**

Offering an exceptional combination of space, versatility and multiple living options, this impressive property is perfectly suited to large or extended families, investors or buyers seeking additional income potential.

Set on a generous 670.3m² parcel of land and positioned directly opposite parkland, the property comprises a substantial main residence, a separate brick granny flat, plus an additional outbuilding with a studio-style layout.

Designed for effortless family living and entertaining, the main residence offers 4 bedrooms, including a master bedroom with ensuite and walk-in wardrobe, multiple living spaces and a well-appointed kitchen, flowing through to an expansive covered alfresco entertaining area complete with an outdoor kitchenette and wood-fired pizza oven.

The separate 2-bedroom brick granny flat, approximately eight years

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FOR SALE
For Sale $1,850,000 - $1,950,000

VIEW
By Appointment

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old, provides excellent flexibility for extended family or additional rental income currently $630.00 per week and benefits from its own separate electricity meter, allowing for greater independence from the main residence.

Separate from the granny flat is an additional brick garage conversion with a studio-style layout, currently achieving $400.00 per week, providing a versatile additional space and attractive income stream.

Main Residence

- Modern 4-bedroom family home with generous proportions throughout
- Multiple open-plan living and dining areas
- Well-appointed modern kitchen with quality appliances and ample storage
- Generously sized bedrooms with built-in wardrobes
- Master bedroom with walk-in wardrobe and ensuite
- Multiple bathrooms ideal for larger families
- Ducted heating and cooling
- Expansive covered alfresco entertaining area
- Outdoor kitchenette and wood-fired pizza oven
- 32 solar panels
- Fully fenced yard
- Ample undercover parking along the driveway

Separate Granny Flat

" Separate 2-bedroom brick granny flat, 70m² total area
- Independent from the main residence
- Two toilets & separate electricity meter
- Immaculately presented throughout
- Ideal for extended family or additional rental income
- Current rental return of approximately $630.00 per week

Separate Outbuilding/Garage

Separate from both the main residence and granny flat
- Approximately 8 years old
- Versatile outbuilding with a studio-style layout
- Provides additional flexible space
- Currently achieving $400.00 per week

Three distinct areas provide exceptional flexibility, with a strong gross rental yield, with a substantial main residence, separate granny flat and additional studio-style outbuilding, this unique property offers exceptional versatility for larger households, extended families, those working from home and buyers seeking additional income potential.

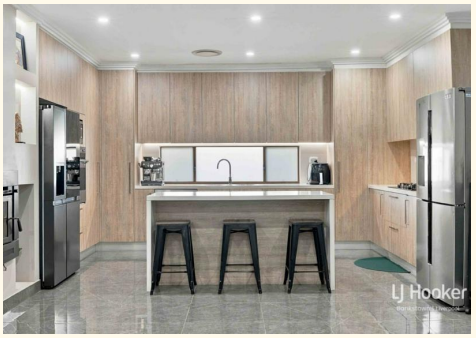
Conveniently positioned close to Bass Hill Plaza, local schools, public transport, parks and everyday amenities, this is a property that offers space, flexibility and opportunity in one impressive package.

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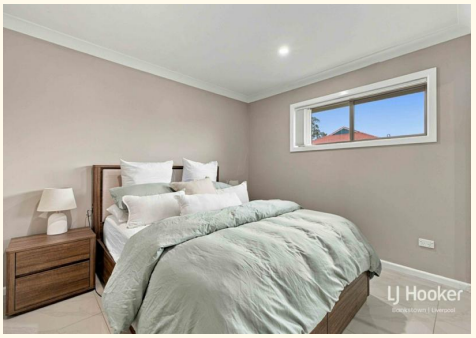
MORE DETAILS

Property ID	120QF8E
Property Type	House
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels







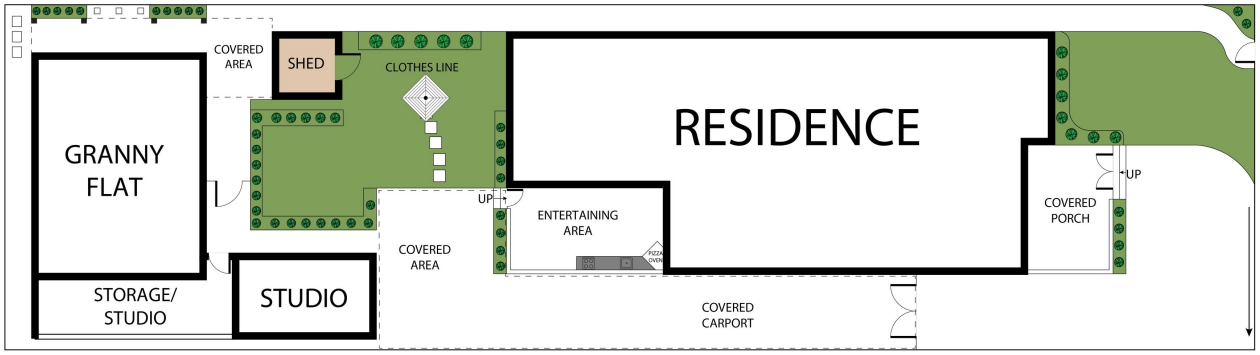


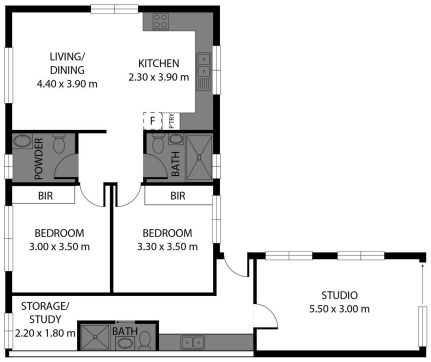


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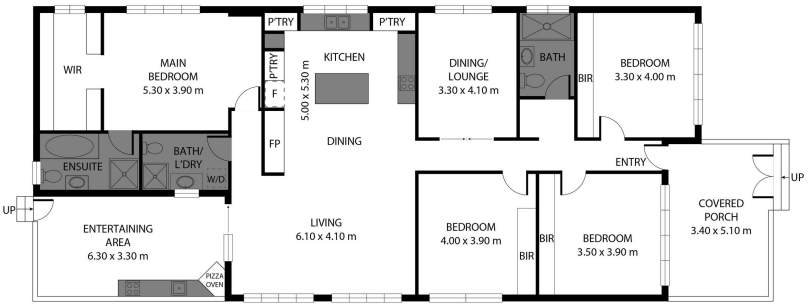
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GRANNY FLAT
(NOT IN POSITION)



GROUND FLOOR

27 Clarke Street, Bass Hill NSW 2197
TOTAL APPROX. FLOOR AREA 254.88 SQ.M
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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