







14 & 14a McLaughlin Circuit, Bradbury

TWO INCOME STREAMS FOR INVESTORS OR A HELPING HAND FOR OWNER OCCUPIERS

The dual dwelling configuration offers the ability to generate rental income from two residences, providing diversification across two tenancies rather than relying on a single rental. For owner occupiers wanting to live in the main residence, the granny flat provides an exciting opportunity to generate rental income to help pay the mortgage while retaining your own private home.

Currently returning $1,350.00 per week in total, the main residence is leased for $800.00 per week, while the detached granny flat returns $550.00 per week. With both dwellings offering their own living spaces and outdoor areas, the property provides an appealing combination of income, independence and lifestyle.

The Main Home is warm and welcoming from the moment you enter

- The four bedroom home has been thoughtfully updated with family living in mind. The open plan living and dining area creates a natural space to come together, while the renovated kitchen sits at the heart of the home, overlooking the living area. Complete with a stone benchtop, gas cooktop and stainless steel dishwasher, it's

6 4 2

FOR SALE
$1,200,000 - $1,249,000

VIEW
By Appointment

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both stylish and practical
- All four bedrooms feature built-in wardrobes and ceiling fans, with bedrooms three and four complemented by an additional open activity area. Whether used as a study nook or home office, it's a versatile space that can adapt as your needs change
- Also offering a well appointed main bathroom and an internal laundry with the added benefit of a second shower and toilet
- Throughout the home, tiled flooring and plantation shutters create a clean, easy care finish, while two split system air conditioners provide comfort throughout the seasons. Solar panels add an additional benefit, helping to reduce ongoing energy costs
- Outside, the covered entertaining area creates an inviting extension of the home, ideal for family barbecues, entertaining friends or simply enjoying the backyard. Landscaped gardens at the front provide privacy and shade, while the double carport offers convenient covered parking

The Granny Flat
- The detached granny flat offers genuine separation and independence accessed via its own side entrance
- Featuring two bedrooms, each with its own ensuite and built-in wardrobe, it is a particularly appealing setup for tenants, extended family or guests. Both bedrooms also have security door access to the outdoor entertaining area
- The open plan living and dining area is complemented by a modern kitchen with dishwasher and raked ceilings which add character and create an enhanced sense of openness
- The Versiclad insulated panels are engineered to provide excellent thermal insulation and energy efficiency while split system air conditioning ensures year round comfort
- A covered outdoor entertaining area and low maintenance gardens complete the granny flat, creating a private space to relax and enjoy.

A Truly Convenient Location
The property is positioned in a peaceful residential setting while remaining close to the everyday conveniences that make life easy
- Approximately 550m to St Patrick's College Campbelltown
- Approximately 1.9km to Campbelltown Public School
- Approximately 2.1km to Campbelltown CBD
- Approximately 2.7km to Campbelltown Railway Station
- Approximately 3.7km to Campbelltown Hospital
- Approximately 4.2km to Macarthur Square

Properties offering two separate dwellings, strong rental income and genuine family appeal are increasingly hard to find.
Whether you're looking to secure an investment with an impressive $1,350 per week combined return, accommodate extended family while maintaining privacy, or simply want a property that offers options for the future, this is an opportunity worth experiencing.

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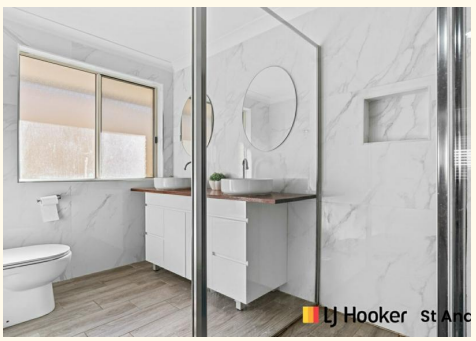
MORE DETAILS

Property ID	Q7GH9H
Property Type	House
Land Area	600.3 m2
Including	Air Conditioning
	Toilets (4)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels











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