 LJ Hooker St Andrews




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14 McLaughlin Circuit, Bradbury




## CALLING OUT ALL INVESTORS AND OWNER OCCUPIERS THIS COULD BE THE ONE

Positioned in a peaceful yet ultra convenient pocket of Campbelltown, this exceptional dual dwelling property offers space, flexibility and comfort for the modern family. With a beautifully updated four bedroom home complemented by a detached two bedroom granny flat, this is a rare opportunity to secure a home that effortlessly adapts to your lifestyle or investment needs.

With a combined rental potential between the main home and granny flat of approximately \$1300.00 to \$1350.00 per week, this could be an ideal investment opportunity. The main home is currently leased for \$800 per week and the granny flat has a potential rental return of approximately \$500-\$550 per week. So the choice is yours live in the main home, and rent out the granny flat, rent out both or live in both.

### Main home features

- From the moment you step inside, you are welcomed by a generous open plan layout designed to bring family and friends together. The seamless integration of the living and dining areas creates a warm and inviting central hub

6  4  2 

### FOR SALE

\$1,365,000 - \$1,425,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker St Andrews

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- Four bedrooms, each complete with built in wardrobes and ceiling fans for added comfort. An additional open activity space near bedrooms three and four provides the ideal setup for a study nook, children's homework station or gaming area
- At the heart of the home sits a beautifully renovated kitchen, thoughtfully positioned to overlook the living space. Featuring a gas cooktop, stainless steel dishwasher and stone benchtop, it combines style with everyday practicality
- The main bathroom is neatly appointed and easily accessible from all areas of the home, while the internal laundry enhances functionality with the bonus of a second shower and toilet, a valuable addition for busy households
- The home is fully tiled and is finished off with plantation shutters throughout
- The split system air conditioning ensures year round comfort whilst the roof solar panel system helps reduce energy costs
- Step outside to discover a covered rear entertaining area, offering the perfect setting for weekend barbecues, relaxed evening drinks or quiet morning coffees
- The landscaped gardens provide a tranquil outlook, natural shade in summer and a welcoming sense of privacy, whilst the double carport helps to protect the family cars from the elements of the weather

#### Granny flat features

- Privately set apart from the main residence, the granny flat presents as a beautifully refreshed and thoughtfully designed space
- Inside, you'll find two bedrooms, each fitted with built in wardrobes and their own private ensuite bathrooms, an outstanding feature that enhances comfort and independence. Both bedrooms enjoy security door access to the outdoor entertaining zone
- The open plan living and dining area flows effortlessly with a modern kitchen featuring a cooktop over oven design and dishwasher. Raked ceilings add architectural charm and enhance the sense of light and space, while fresh paint and brand new flooring throughout ensure a contemporary finish. All this whilst the split system air conditioner enables a comfortable environment all year round
- Covered outdoor entertaining area ideal for quiet gatherings surrounded by low maintenance gardens

Enjoy the ease of being moments from quality schools, shopping, transport and healthcare

- 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

This is a property that truly stands out, homes with this level of versatility and presentation are rarely available.

## MORE DETAILS

Property ID Q56H9H  
Property Type House  
Land Area 600.3 m2  
Including Air Conditioning  
Toilets (4)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Solar Panels

### Danny Lo Castro 0410 457 933

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### Zachary Martin

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