




149A Dumaresq Street, Campbelltown

Spacious Double-Storey Home with Granny Flat– Dual Income Opportunity in Prime Location

Positioned in one of Campbelltown's most convenient locations, this impressive double-storey residence and a separate one bed room granny flat offers a rare combination of space, flexibility, and strong investment potential**. Ideal for large families, multi-generational living, or investors seeking dual income, this well-designed property delivers both lifestyle comfort and excellent rental returns.

With five bedrooms in the main home plus a separate one-bedroom granny, the property offers exceptional versatility. Investors will appreciate the combined rental potential of approximately \$1,300 - \$1,500 per week, while owner-occupiers can enjoy spacious family living with additional income or guest accommodation.

Situated close to major amenities including schools, shopping centres, hospital facilities and transport, this property represents a fantastic opportunity in the growing Campbelltown property market.

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FOR SALE
\$1,250,000 - \$1,350,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Property Highlights

- Spacious double-storey family home
- 5 bedrooms in the main residence
- Separate 1-bedroom granny
- Oversized master bedroom with private ensuite
- Two generous living / lounge areas
- Modern kitchen with gas cooking
- Open plan kitchen and dining area
- Internal laundry
- Powder room downstairs
- Private balcony upstairs
- Ducted system air conditioning
- Timber floorboards upstairs
- Tiles throughout ground floor
- Outdoor **entertaining deck
- Private low-maintenance backyard
- Single lock-up garage
- 6.5 kw solar installed

Investment Opportunity

This property provides outstanding potential for investors seeking strong rental returns.

Main House Approx. \$900 – \$1000 per week

Granny Approx. \$400 - \$500 per week

Total Potential. Approx. \$1300 – \$1,500 per week

Strong tenant demand in Campbelltown makes this an attractive option for long-term investors.

Prime Campbelltown Location

Conveniently located close to major amenities, transport and education facilities.

Education:

- Campbelltown Public School
- Campbelltown Performing Arts High School
- St Patrick's College Campbelltown
- Western Sydney University – Campbelltown Campus
- TAFE NSW Campbelltown

Transport:

- Campbelltown Train Station - Approx. 8-10 Mts. walk
- Easy access to Hume Motorway and Campbelltown Road

Shopping & Lifestyle:

- Macarthur Square Shopping Centre
- Campbelltown Mall
- Restaurants, cafes and local parks nearby

Medical:

- Campbelltown Hospital
- Macarthur Medical Centre

Ideal For:

- Investors seeking **dual rental income**
- Large or extended families
- Buyers wanting **separate living space for relatives**
- Buyers looking for strong growth potential in **South-West Sydney**

A Rare Opportunity

Properties offering large family accommodation with additional studio income in such a convenient Campbelltown location are increasingly hard to find. Whether you are looking to invest or secure a spacious

home with rental potential, this property represents outstanding value.

For further information or to arrange a private inspection, please make contact today.

- ** "LJ Hooker Minto, Real Estate, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries."

MORE DETAILS

Property ID	BW0HUA
Property Type	House
Land Area	362 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (4)
	Balcony
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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