

## Greystanes, 14 Adler Parade

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Renovated Home Plus Two Bedroom Granny Flat

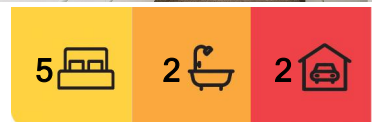
in a quiet street, within easy reach to local schools, shops and parks, 14 Adler Parade, Greystanes is an astute choice for owner occupiers or investors alike.

The main rendered brick residence has been fully renovated throughout and comprises of 3-bedrooms with built ins, open plan living, modern kitchen with stone bench top, gas cooking and dishwasher, updated bathroom, laminate timber flooring, ducted air condition, garage with internal access, carport and a good size driveway which provides ample off street parking.

The detached approved granny flat features open plan living and dining area, gas kitchen, tiled floors throughout, modern bathroom, 2 bedrooms with built in wardrobes and generous rear courtyard area.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$1,400,000

**View**  
[ljhooker.com.au/2F85F9E](http://ljhooker.com.au/2F85F9E)

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
[pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

**Joe Bechara**  
0416 698 888  
[Joe.Bechara@ljhooker.com.au](mailto:Joe.Bechara@ljhooker.com.au)

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(02) 9637 8555**

If you are an investor looking to capitalise on high rent returns (potential rent return of up to \$1330 per week) or a family with the need for a secondary dwelling to accommodate extended family members, or alternatively if you wish to purchase a home to live in and benefit from a rental income to help with mortgage repayments this home could be a great choice for you.

Notable features include:

#### Main Residence -

- \* Fully renovated rendered brick home
- \* 3 bedrooms (two with built ins)
- \* Open plan living
- \* Modern kitchen with gas cooking, dishwasher and stone benchtop
- \* Updated bathroom with dual shower
- \* Laminate timber flooring
- \* Ducted air condition
- \* Garage with internal access
- \* Carport and spacious driveway that can accommodate numerous vehicles
- \* Total land area - 556.4 sqm approx.
- \* Only 900 metres approx. to Ringrose Public Primary School
- \* Short stroll to Parks
- \* Easy access to M4 Motorway and other arterial roads
- \* Potential rent up to \$850.00 per week approx.

#### Granny Flat -

- \* Spacious detached approved granny flat
- \* Two bedrooms with built ins
- \* Open plan living and dining area
- \* Tile flooring throughout
- \* Modern kitchen with gas cooking
- \* Tastefully finished bathroom
- \* Generous sized courtyard
- \* Separately metered for Gas, Water and Electricity
- \* Currently leased at \$480.00 per week



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## More About this Property

<b>Property ID</b>	2F85F9E
<b>Property Type</b>	House
<b>Land Area</b>	556.4 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops

**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

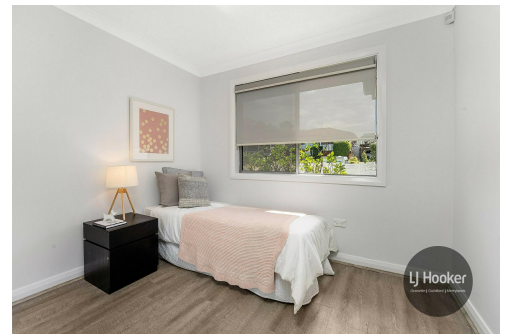
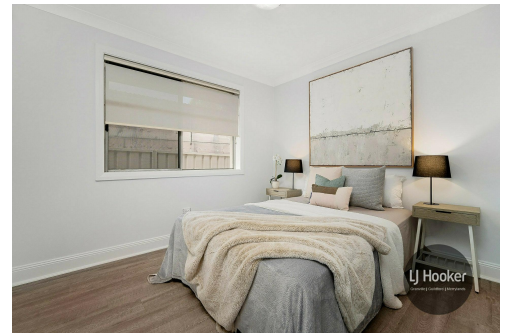
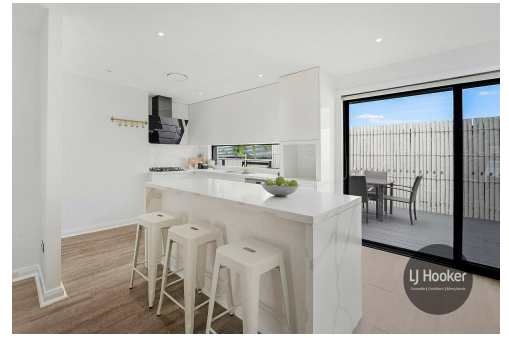
**Joe Bechara 0416 698 888**

Principal | [Joe.Bechara@ljhooker.com.au](mailto:Joe.Bechara@ljhooker.com.au)

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42 South Street, GRANVILLE NSW 2142

[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)



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