







9 Downpatrick Road, Killarney Heights

Rare Killarney Heights Opportunity - Exceptional Dual-Income Opportunity - Spacious Family Home with Separate Granny Flat

Proudly presented by Nima Aliasgary 0424 999 399 and Awais Khan 0426 525 256 of LJ Hooker Alliance Group.

Set on approximately 798 sqm, this unique property offers an increasingly sought-after combination of space, flexibility and income potential, featuring a substantial main residence with five bedrooms plus an office or flexible sixth bedroom, three bathrooms, alongside a separate, as-new two-bedroom, two-bathroom secondary dwelling. With both dwellings on one title and the potential to generate combined rental income of up to $3,000 per week, this is an outstanding opportunity for multigenerational families, owner-occupiers seeking additional income or investors looking to maximise returns.

The main residence provides generous family accommodation, with

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FOR SALE
CONTACT AGENT

VIEW
Wed 4th Nov @ 11:30AM - 12:00PM

AGENTS

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Interested parties must rely solely on their own enquiries.

five bedrooms plus a versatile office or potential sixth bedroom, three bathrooms and flexible ground-floor accommodation ideal for grandparents, guests or adult children. Light-filled open-plan living and dining areas, timber flooring, a stone-finished kitchen and city views create a welcoming family environment, while the outdoor patio and backyard provide space for entertaining and everyday enjoyment.

Adding exceptional versatility is the freestanding secondary dwelling, built approximately 18 months ago and thoughtfully arranged over two levels. Complete with two bedrooms, two bathrooms, open-plan living, air conditioning and an internal laundry with toilet, it offers genuine independence for extended family members or an attractive rental opportunity. Live in the main residence while generating income from the second dwelling, accommodate multiple generations under one title, or explore the potential to lease both properties.

Positioned in a quiet street close to Middle Harbour's walking trails, the property is conveniently located near Killarney Heights Public School, Killarney Heights High School, local shops, playing fields and Forestville village, with Chatswood approximately a 12-minute drive away.

Property Features:

- Approximately 798 sqm parcel with two separate dwellings on one title.
- Main residence featuring five bedrooms plus an office or flexible sixth bedroom, and three bathrooms.
- Separate, as-new secondary dwelling with two bedrooms and two bathrooms.
- Significant dual-income potential, with estimated combined rental returns of up to $3,000 per week.
- Potential annual rental income of up to $156,000
- Ideal for multigenerational living, extended families or investors.
- Flexible ground-floor accommodation in the main residence, ideal for guests, grandparents or working from home.
- Light-filled open-plan living and dining, timber floors, stone-finished kitchen and city views.
- Secondary dwelling with independent living areas, air conditioning and internal laundry with toilet.
- Patio extending to a generous backyard for entertaining and family use.
- Double garage, with additional driveway provision subject to council approval.
- Approximately 600m to Killarney Heights Public School and 450m to Killarney Heights High School.
- Close to Middle Harbour walking trails, shops, parks, playing fields and transport.

Estimated Rental Returns:

Main residence: $1,800 - $1,900 per week

Secondary dwelling: $1,000 - $1,100 per week

Combined potential rental income: up to $3,000 per week, equivalent to approximately $156,000 annually.

The secondary dwelling is currently tenanted, with the fixed-term lease expiring in April 2027.

Offering the rare combination of substantial family accommodation, independent living for extended family and the potential for two income streams, this is a versatile opportunity in a tightly held Northern Beaches location.

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All rental figures are estimates only and are not guaranteed. Buyers should make their own enquiries regarding rental returns, tenancy arrangements, approvals and permitted use of both dwellings.
Our offices: 29 The Centre, Forestville & 71 Waterloo Street, Narrabeen

- *** If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.****

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MORE DETAILS

Property ID	A2J26
Property Type	House
Land Area	798 m2
Including	Study
	Floorboards
	Built-in-Robes
	Independent Two-Bedroom Granny Flat











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