

Minto, 14 Cradle Avenue

Stunning Four-Bedroom Home + Two bedroom Granny Flat

This beautifully designed, 8-year-old property presents a rare opportunity for both investors and homeowners. Boasting a spacious main house and a separate granny flat, each with its own entrance and backyard, this property generates a combined potential rental income of \$1,150 per week, offering the potential to offset mortgage payments or build a steady passive income stream.

Land size: 486sqm

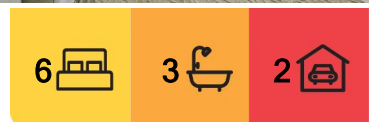
Combined potential rental income of \$1,150 per week.

Prime Location:

Conveniently situated within walking distance to Campbellfield School, Minto Marketplace, train station, parks, and a range of local amenities, this property blends comfort with



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For Sale
SOLD - \$1,300,000

View
ljhooker.com.au/F30HG3

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accessibility, making it an ideal choice for families, professionals, or tenants.

Main House Features:

Four Spacious Bedrooms: Each with built-in wardrobes, including an en-suite to the master bedroom.

Modern Main Bathroom: Features a bathtub, perfect for relaxation.

Contemporary Kitchen: Fitted with stainless steel appliances, gas cooking, and ample storage space.

Open Plan Living & Dining: A bright and airy space that seamlessly flows into an undercover alfresco area, ideal for entertaining.

Internal Laundry & Storage: Practical space for washing and additional storage needs.

Ducted Air-Conditioning & Alarm System: Ensures year-round comfort and security.

Double Lock-Up Garage: Offers secure parking and extra storage space.

Granny Flat Features:

Two Generous Bedrooms: Both include built-in wardrobes, with the master featuring a walk-in wardrobe (WIR).

Modern Kitchen: Well-equipped with stainless steel appliances, gas cooking, and a functional layout.

Spacious Open-Plan Living & Dining Area: Designed for comfortable, everyday living.

Two Bathrooms: Provides added convenience for residents and guests.

Split-System Air-Conditioning: Ensures comfort throughout the year in the lounge area.

Security Alarm System: Offers additional peace of mind with modern security features.

Investment Potential:

With a combined potential rental income of \$1,150 per week, this property is an exceptional investment. The separate granny flat allows for dual living, making it ideal for renting out one portion while residing in the other. This setup is perfect for covering mortgage payments or enhancing your investment portfolio.

Proximity to Key Amenities:

2-Minute Walk: Campbellfield School

10-Minute Walk: Minto Marketplace & Train Station

Nearby: Parks, local shops, and other essential amenities



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Whether you're an investor seeking strong returns or a homeowner looking for a property with built-in income potential, this modern home with a separate granny flat is a rare find. Don't miss out on this versatile and well-located opportunity. Contact us today to arrange an inspection!

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More About this Property

Property ID F30HG3

Property Type House

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