







42 McGann Drive, North Rothbury

Motivated Vendor – Outstanding Buying Opportunity

Positioned alongside parkland, this well appointed property presents an excellent opportunity for both first home buyers and savvy investors.

The home features three bedrooms, with the main bedroom boasting a walk-in robe and private ensuite, while the remaining bedrooms include built-in robes. The spacious open plan lounge and dining area flows seamlessly into the well equipped kitchen, complete with a breakfast bar, generous pantry and dishwasher. Ducted air conditioning throughout ensures year round comfort.

Outside, a wide front verandah provides the perfect place to relax, while the double lock up carport with automatic door offers secure parking. The yard provides plenty of space for children's play equipment, a swing set or trampoline.

Currently leased at $655 per week until March 2027, the property offers an immediate rental income stream for investors.

With an overseas vendor motivated to sell, this is an opportunity not to be missed!

3 2 2

FOR SALE
$775,000 - $825,000

VIEW
By Appointment

AGENTS
Michael Cruickshanks
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AGENCY
LJ Hooker Singleton
(02) 6572 4930

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Contact Michael Cruickshanks on 0409 362 130 to arrange your private viewing today.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

Property ID	1113F79
Property Type	House
Land Area	450 m2
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced

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Total: 117 m2
1st Floor: 36 M2, 2nd Floor: 81 m2
Excluded Areas: Garage: 33 M2, Patio: 6 M2, Verandah: 19 M2,
Walls: 10 m2

LJ Hooker
Singleton

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LJ Hooker