



4 Vickers Place, Raby

A Versatile Family Living with a Fully Renovated Residence and Exceptional Dual-Income Potential

Presenting an outstanding opportunity for families, extended households and savvy investors, a fully renovated four-bedroom family residence with a separate one-bedroom granny flat, offering a versatile lifestyle and the potential for two income streams. Featuring five bedrooms and three bathrooms across both dwellings, stylish interiors, generous outdoor entertaining spaces, solar panels and a double lock-up garage, this property delivers an appealing blend of comfort, functionality and investment potential.

The main residence has been fully renovated, showcasing refreshed interiors, contemporary finishes and a welcoming atmosphere designed for modern family living. Enhanced by a rendered exterior, abundant natural light and a practical layout, the home offers an inviting environment from the moment you arrive. Ducted air conditioning and downlights throughout further complement the home's comfort and contemporary appeal.

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FOR SALE

\$1,200,000 - \$1,300,000

VIEW

Sat 24th Oct @ 11:00AM - 11:30AM

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Interested parties must rely solely on their own enquiries.



At the heart of the residence is a beautifully appointed kitchen featuring elegant granite benchtops, stainless steel appliances, ample storage and generous preparation space. Positioned alongside a dedicated dining area, it provides a functional and stylish setting for family meals, entertaining guests and everyday living.

Accommodation comprises four generously sized bedrooms, complemented by two bathrooms, including a private ensuite to the master bedroom. The thoughtfully updated interiors provide comfortable accommodation for growing families, while the home's versatile layout offers plenty of space to relax, unwind and enjoy time together. Solar panels add further appeal, with the potential to improve energy efficiency and reduce electricity costs.

Stepping outdoors, a covered entertaining area creates the perfect setting for weekend barbecues, family celebrations and relaxed gatherings with friends. The spacious backyard provides additional room to enjoy the outdoors, enhancing the home's appeal for families who value both indoor comfort and outdoor living.

Adding significant value and flexibility is the separate one-bedroom granny flat, complete with its own bathroom and kitchenette. Ideal for extended family, independent accommodation or potential rental income, this additional dwelling creates an attractive opportunity for multi-generational living or investors seeking to maximise the property's earning potential, subject to applicable approvals.

Car accommodation is another valuable feature, with a double lock-up garage providing secure parking for two vehicles, along with additional space for storage. The secure garaging adds everyday convenience and peace of mind while complementing the property's practical appeal for families and investors alike.

For investors, the property presents an appealing potential dual-income opportunity, with the main residence estimated to achieve approximately \$750–\$800 per week and the granny flat approximately \$400 per week. This represents a potential combined rental income of approximately \$1,150–\$1,200 per week, equivalent to up to \$62,400 annually at the upper estimated range, subject to market conditions, tenancy arrangements and relevant approvals. The flexibility to occupy one dwelling while leasing the other may also appeal to owner-occupiers seeking additional income.

Positioned in the established suburb of Raby, the property offers convenient access to local shopping facilities, schools, childcare centres, parks and recreational amenities. Major road connections, including the M5 Motorway, provide access to surrounding suburbs and key destinations throughout the Macarthur region. Campbelltown CBD and Macarthur Square Shopping Centre are also within convenient driving distance.

Property highlights:

- Fully renovated four-bedroom main residence
- Separate one-bedroom granny flat with its own bathroom and kitchenette
- Five bedrooms in total across both dwellings
- Three bathrooms in total, including a master ensuite in the main residence
- Double lock-up garage with secure parking for two vehicles
- Additional storage potential within the garage
- Rendered exterior with refreshed street appeal
- Abundant natural light throughout the main residence
- Stylish kitchen featuring granite benchtops
- Stainless steel kitchen appliances
- Ample storage and generous preparation space

- Dedicated dining area
- Ducted air conditioning throughout the main residence
- Downlights throughout the main residence
- Updated bathrooms with contemporary finishes
- Solar panels for potential energy savings
- Covered outdoor entertaining area
- Spacious backyard for family enjoyment and relaxation
- Flexible accommodation for extended family or separate households
- Potential dual rental income from two separate dwellings
- Estimated main residence rental potential of \$750–\$800 per week
- Estimated granny flat rental potential of approximately \$400 per week
- Potential combined rental income of up to approximately \$1,200 per week

Location highlights:

- Located in the established residential suburb of Raby
- Convenient access to local shopping facilities and everyday amenities
- Close to Raby Shopping Centre and surrounding local shops
- Within reach of local schools and childcare facilities
- Close to parks, reserves and recreational facilities
- Convenient access to public transport and local bus services
- Easy access to the M5 Motorway and major road connections
- A short drive to Campbelltown CBD
- Convenient access to Macarthur Square Shopping Centre
- Well positioned for access to surrounding Macarthur suburbs

Combining a fully renovated family residence, a separate one-bedroom granny flat, solar panels, a double lock-up garage and generous outdoor entertaining spaces, 4 Vickers Place, Raby presents a versatile opportunity with broad appeal. Whether you are looking for a spacious family home, accommodation for extended family or an investment with the potential to generate up to approximately \$1,200 per week in combined rental income, this property offers the flexibility to suit a range of lifestyles and investment strategies in a convenient Raby location.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty to the information provided. Prospective purchasers are to rely on their own enquiries & images may include digital furnishings for visual representation only. Actual property may vary.

MORE DETAILS

Property ID	FFTHG3
Property Type	House
Land Area	670 m2
Including	Toilets (3)

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