



88 Gillies Street, Rutherford

GRANNY FLAT OPPORTUNITY IN BOOMTOWN!!

- * Photos from previous 2021 marketing campaign

An outstanding opportunity for investors to secure an income-producing property with genuine future upside, this original 1950s residence is currently leased at \$480 per week, providing an immediate return from day one.

Positioned on a generous allotment with exceptional side access, the property offers far more than its existing improvements. The expansive backyard creates exciting potential for a secondary dwelling or granny flat (STCA), allowing savvy buyers to maximise the site's earning capacity well into the future.

Inside, the home retains its originality and presents scope for updates over time, while continuing to generate rental income. Conveniently located within easy reach of major shopping, schools, public transport and everyday amenities, this is an investment that combines immediate cash flow with long-term potential.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for

2 1 1

FOR SALE
\$720,000

VIEW
By Appointment

AGENTS

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Ben Cotton
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AGENCY

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



all inspections & further information.

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MORE DETAILS

Property ID	1FBYF6H
Property Type	House
Land Area	702 m2

Todd Fisher 0438 592 920

Salesperson | tfisher.maitland@ljhooker.com.au

Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer |
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