

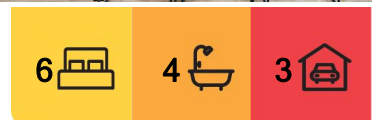
Spring Farm, 44A - 44B Austen Boulevard

Proudly Sold by Joe Safi at LJ Hooker Camden & Bringelly

A unique opportunity to purchase a stunning family home, a self contained Granny Flat plus a self contained retreat nestled on an impressive wide fronted 835m2 (approx.) corner block, a true gem that commands your attention. Located directly opposite the picturesque Evergreen Park, it offers a blend of space, style, and versatility for the homeowner.

The main residence, boasting 3 generously-sized bedrooms, a spacious living area, designer kitchen and bathroom plus additional powder room with the potential to effortlessly transform into a 5-bedroom plus study family haven catering to a variety of living arrangements. Also, a three-car garage provides ample space for your vehicles, while the large backyard beckons with meticulously manicured gardens, a covered alfresco, and a BBQ area - creating the perfect setting for outdoor gatherings.

The property features an approved modern and spacious one bedroom granny flat with large bathroom and stylish kitchen that is currently tenanted. With its private outdoor space



For Sale
Please Call

View
ljhooker.com.au/HX3HUD

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and separate access, it's an ideal addition for extended family or as a supplementary income stream.

Also, A fully self-contained one bedroom retreat, currently tenanted with its own separate access and private space, adds an extra layer of flexibility. Investors may choose to comfortably rent out the main residence as well and reap the rewards with a combined expected return of \$1550 per week. Also, the potential to operate a home business with great exposure for additional income, makes this property an extremely attractive investment.

The unique charm of this residence extends beyond its walls, offering multiple off-street parking spaces for boats, caravans, and more. Investors, families, tradies, and those seeking exposure for home occupations will find the location to be nothing short of ideal. The expansive yard opens up a world of possibilities, allowing you to tailor the space to your liking and create the lifestyle you've always envisioned

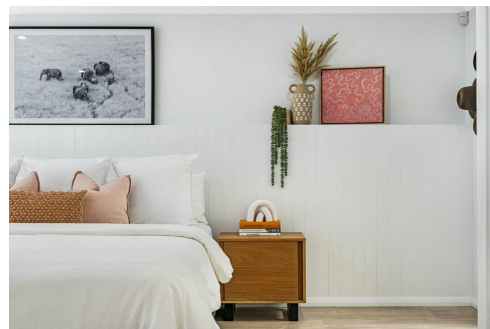
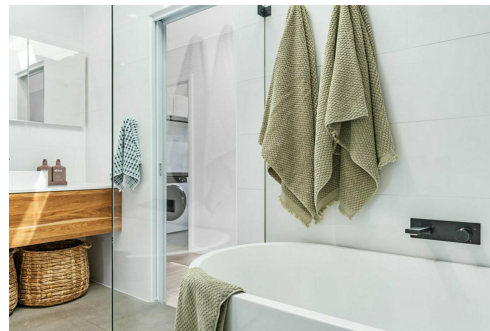
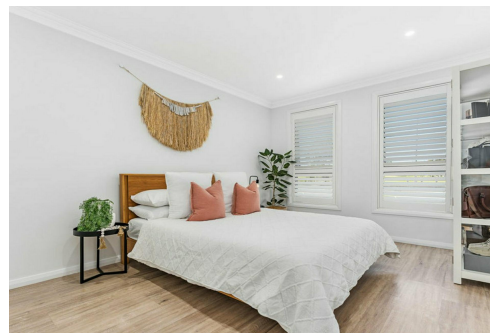
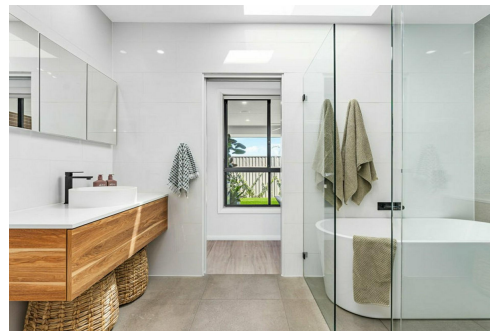
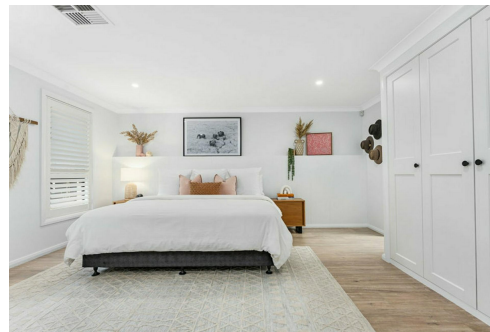
A great investment with a return of approximately \$1,550 per week, coupled with the potential to operate a home business with great exposure for additional income, makes this property an extremely rare and attractive investment opportunity..

More About this Property

Property ID	HX3HUD
Property Type	House
Land Area	834.5 m ²

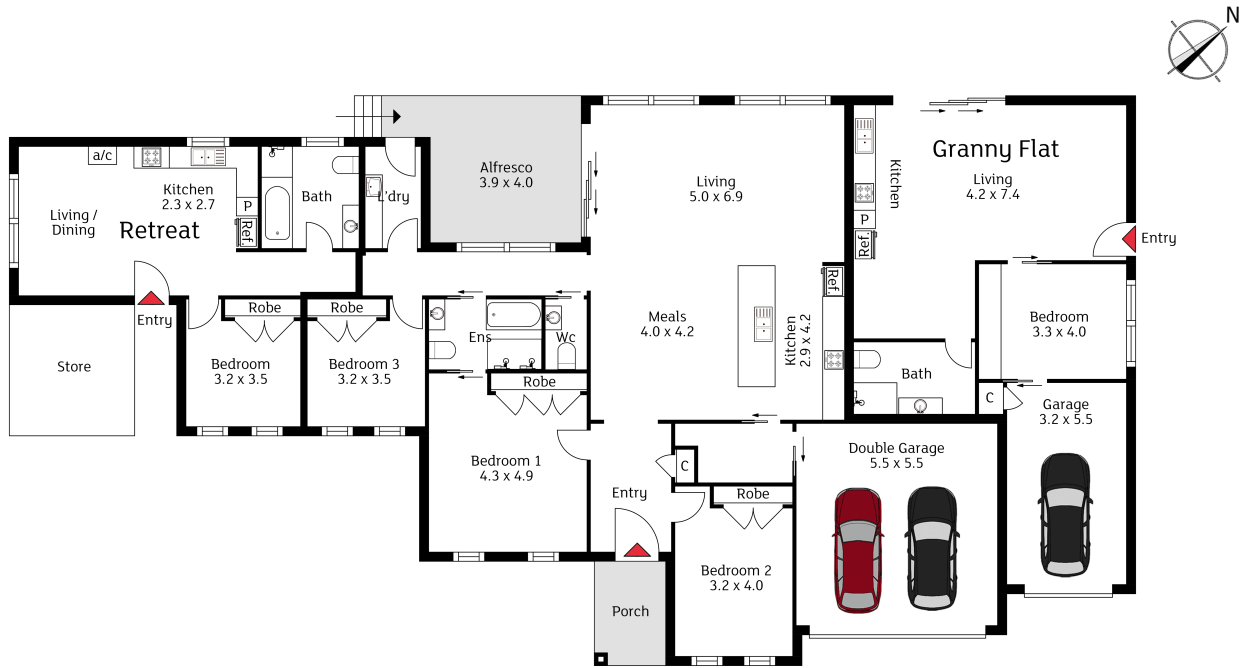
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

44B Austen Boulevard, Spring Farm