



71 Cary Street, Toronto

## INVEST IN YOUR FUTURE - DUAL OCCUPANCY

A rare opportunity to secure two dwellings on the one title, current rental return is a combined total of \$980 per week. This 695.6sqm block is conveniently located in the centre of Toronto.

Dwelling One features a three-bedroom plus home office with high ceilings, timber floorboards and air conditioning.

Dwelling Two offers a two-bedroom home with garage, built-in wardrobes and air conditioning.

Both dwellings have separate entrances and are separately metered, positioned on level block within walking distance to shops, clubs and public transport.

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

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### FOR SALE

Buyers Guide \$950,000

### VIEW

Sat 16th May @ 11:30AM - 12:00PM

### AGENTS

Paul Campbell

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Adam Kilian

0490 893 113

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### AGENCY

LJ Hooker Lake Macquarie

(02) 4915 3800

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 LJ Hooker

## MORE DETAILS

Property ID ZJEF7Q  
Property Type House  
Land Area 695.6 m2  
Including Air Conditioning  
Toilets (2)  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport  
Dining room  
Lounge

**Paul Campbell 0417 678 593**

Chairman of the Board | paul.campbell@ljhooker.com.au

**Adam Kilian 0490 893 113**

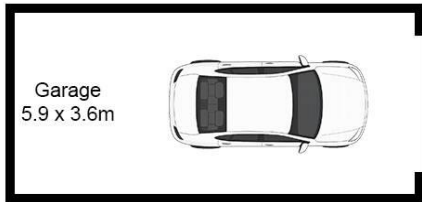
Sales Executive | adam.killian@ljhooker.com.au

**LJ Hooker Lake Macquarie (02) 4915 3800**

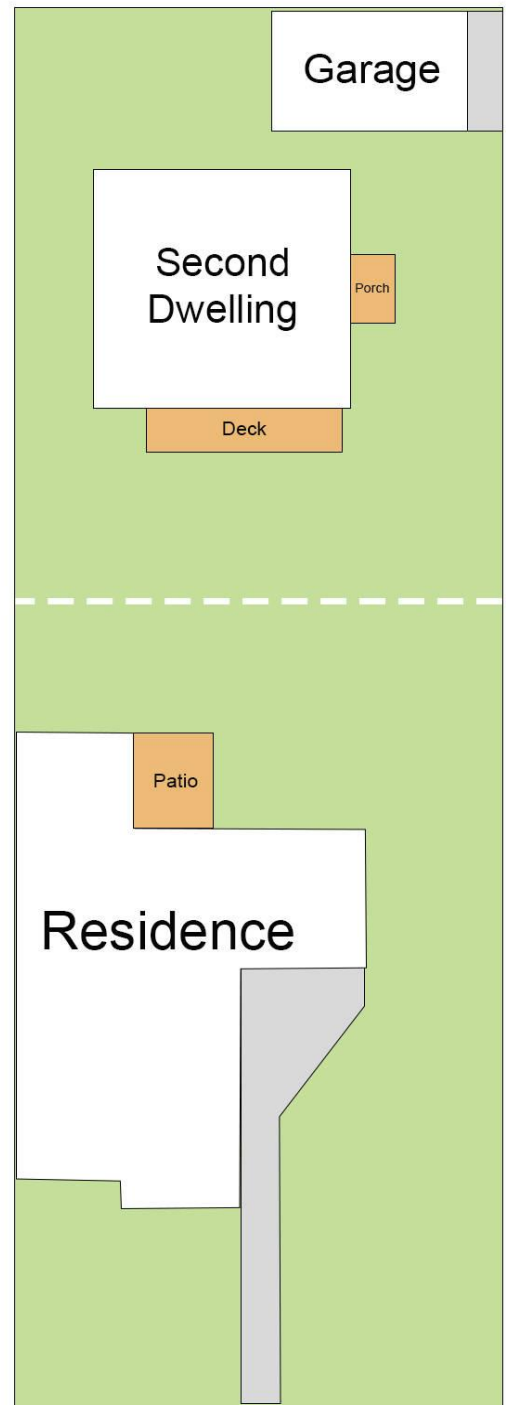
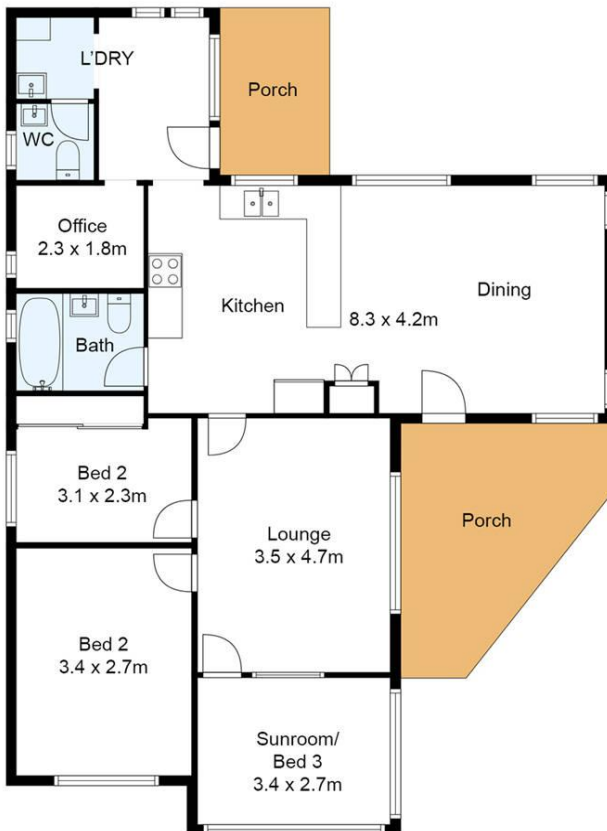
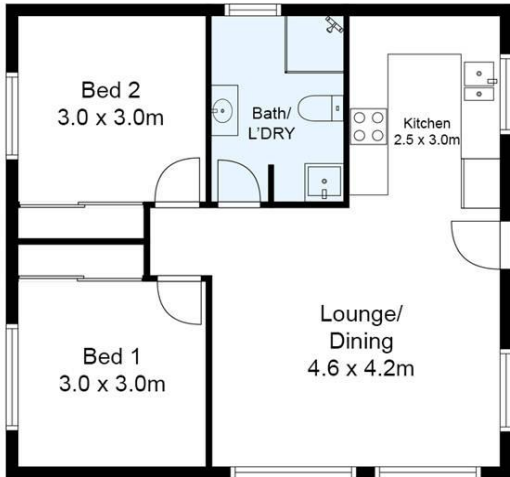
Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282  
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## Second Dwelling



\*Site Plan Not to scale\*



71 Cary St,  
toronto



Total Internal Floor Area: 161m<sup>2</sup>

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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