

Sold



22 & 22a Shepherd St, Lalor Park

James Kelly  
REAL ESTATE



## House and Granny Flat ! Renovated 3 Bedroom Home with Seperate Near New 2 Bedroom Granny Flat!!

This beautifully renovated 3 bedroom home plus granny flat is perfect for the astute investor, conveniently located within walking distance to nearest, shops, schools and transport. This dual income property is basking in sunlight featuring:

- Large open plan living area, with freshly painted walls throughout the home
- Near new porcelain tiles throughout the living areas, with new plush carpets in the bedrooms
- Updated modern kitchen with stainless steel appliances and polyurethane cupboards
- 3 decent sized bedroom with built in mirrored robes to the master
- Renovated bathroom with tiles to the ceiling plus separate extra toilet in laundry
- Plenty of yard space with freshly coated timber decking alfresco
- Good side access to single remote lockup garage
- Split system airconditioning with NBN connection available
- Includes separate near new council approved granny flat with 2 bedrooms both with built in sliding mirrored robes and modern bathroom, modern kitchen with 20mm stone bench tops, D/W, ceiling fans, downlights and airconditioning plus separate yard

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**Price** SOLD for \$950,000  
**Property Type** Residential  
**Property ID** 580  
**Land Area** 563 m2

### Agent Details

James Sotiropoulos - 0438 661 425  
Nick Sotiropoulos - 0430 671 257

### Office Details

Kellyville  
Shop 7 /50 Windsor Rd Kellyville  
NSW 2155 Australia  
02 8824 4222

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- House potential rental income of \$450 per week and granny flat \$360 per week, currently leased to excellent tenants

Contact James now on 0438 661 425 or Nick on 0430 671 257 for further details

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