

**23 & 23A Mimosa Road, Bossley Park, NSW 2176**



**House For Sale**

Wednesday, 8 May 2024

23 & 23A Mimosa Road, Bossley Park, NSW 2176

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 555 m2**

**Type: House**



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## **Auction On-Site Saturday 8th June 2:45PM**

**Auction On-Site Saturday 8th June 2:45PM** Why you'll love it: Located in an ultra convenient location and situated upon 555m<sup>2</sup>, this dream house and granny flat setup presents the ultimate opportunity for multi-family living or a smart high yielding investment. With a renovated main residence and a modern secondary residence, this property combined includes; 6 well appointed bedrooms, 4 modernised bathrooms, a double car garage and a combined approximate rental return of \$1,440 per week. Situated within walking distance to Stocklands Wetherill Park and St Thomas The Apostle Church as well as a short drive to Mary Immaculate Catholic Primary School, Fairfield Hospital and Greenway Wetherill Park Shopping Plaza, this blue-ribbon location is geared towards inevitable future growth. Do not miss the chance to secure this ideal house and granny flat residence. Main home featuring:- Four Bedrooms (Master including walk in wardrobe and balcony access)- Three renovated bathrooms (Master including ensuite)- Separate family, living and dining areas- Sleek spacious kitchen with quality appliances and gas cooktop- Split system air-conditioning- Internal laundry with external access- Double car garage- Potential rental return of \$900 per week  
Granny Flat Featuring:- Two bedrooms (Both including built in wardrobes) - Sleek tiled bathroom- Modern kitchen with high quality appliances and an abundance of storage- Covered porch at entry and enclosed sunroom- Split system air-conditioning- High Ceilings with downlights throughout- Potential rental return of \$540 per week  
Rental Potential (Approximate): House: \$900pw  
Granny Flat: \$540pw  
Total: \$1,440pw  
Perfectly suited for: Savvy investors or buyers looking for property in a highly convenient and ultra-desirable location. An asset that will not only yield extremely well currently but continue to grow in the future.