



40 Springwood Street Blackwall, NSW



### House and studio on corner block

This amazing opportunity offers dual accommodation with a 3 bedroom main residence and a separate studio with its own side street access. Positioned on a corner block of 525 sqm and zoned R1 is this comfortable family home or investment opportunity with potential rental income of approx. \$900 per week.

**Price:** \$1,000,000  
**Council Rates:** \$2,320.76/year (approx)  
**Water Rates:** \$720.32/year (approx)



**Christel Renton**

0417 208 314



**Helen Hughes**

0418 220 622



GROUND FLOOR



GROUND FLOOR



SITE PLAN (NOT TO SCALE)

