



53 Fitzpatrick Crescent Casula, NSW

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### Readymade investment property has immense potential

Utilising a 575sqm block with R3 zoning, this readymade property would make a fantastic investment option attracting high rental returns. It provides all of the vital elements needed to re-create/redevelop and is near Casula Mall, schools and pre-schools.

- Existing house accumulates rental returns of \$430-\$450 p/w
- Potential to construct a duplex/granny flat for additional income STCA
- Two bedroom granny flat (once built) will earn \$300-\$340 p/w
- Single level layout offers distinct living and dining spaces
- Substantial backyard with plenty of room for children to play
- The generous front verandah overlooks the enclosed front lawn
- Modern kitchen is equipped with plentiful cupboard space
- Three good sized bedrooms, shower bathroom and a guest w/c

Price:

Price guide \$600,000 - \$650,000



**Glen Craigie**

0401 529 930



SITE PLAN (NOT TO SCALE)



0 1 2 3 4 5

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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**McGrath**