



133 Melbourne Street Aberdare, NSW

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Council approved dual income property, currently returning \$46,800 per annum

Offering an exciting opportunity for homeowners, extended families and investors alike, this dual residence presents a unique dual-occupancy setup combining a comfortable main residence with a separate granny flat, all set within a leafy and peaceful garden environment. While the property is currently tenanted, both leases are on a week-to-week basis, offering flexibility for owner-occupiers looking to move in or investors wishing to continue or renew the existing tenancies. The main home welcomes you with a charming porch and a light-filled interior, creating an inviting first impression. Inside, the spacious living areas are complemented by a modern kitchen, well-appointed bathroom and bright, comfortable bedrooms. Split-system air conditioning provides year-round comfort, while the surrounding greenery adds a sense of privacy and tranquillity.

Adding significant versatility is the separate granny flat positioned to the rear, complete with rear lane access. Offering its own living space and kitchen, it provides an ideal option for extended family, guests, teenagers or those looking to generate additional rental income.

Price:

\$820,000 - \$900,000



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<https://www.stonerealestate.com.au/8790636>

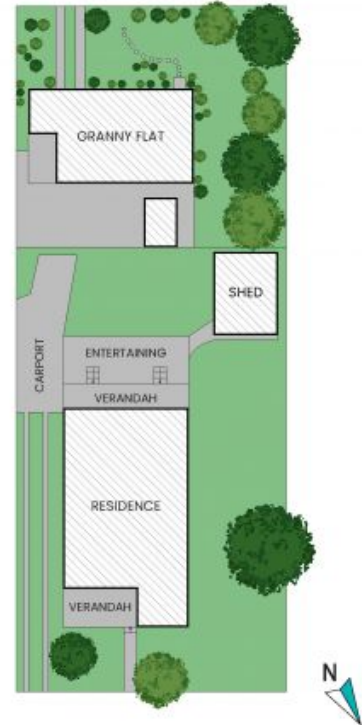
133 Melbourne St
Aberdare



GRANNY FLAT
(NOT IN POSITION)



STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.