



49 Collaery Road Russell Vale, NSW



6



2



2

## 4 BEDROOM HOUSE + 2 BEDROOM VILLA =DOUBLE THE INCOME!

Offering endless potential and multiple income streams , this lucrative opportunity comprises a 4 bedroom house and a 2 bedroom villa - all set on a level 813m2 (approx.) block!

### Location

Positioned in a prime location in the heart of leafy Russell Vale, the residence enjoys proximity to a wide range of amenities including shops, cafes and services.

Avid golfers will appreciate the location, walking distance to the renowned Russell Vale Golf Course. Families meanwhile can look forward to being within a short stroll of Cawley Park, Russell Vale Public School and the local footy club.

Situated around the corner from the Princes Highway, the property boasts easy access and fantastic exposure and accessibility. Two properties currently occupy the large and level allotment including a brick home at the front of the allotment and a villa perched at the r

**Price:** Price Guide \$1,000,000

**Council Rates:** \$650.82 p/q

**Matt Dignam**

**Isabelle Lace**

02 4267 5377



### 49 Collaery Road Russell Vale

Total Approx. Floor Area 310 SQ.M

Open2view used the best endeavors to make the information on this floor plan accurate and true. Unit area if shown is approximate only.

Open2view does not guarantee or warrant the accuracy of any information or statement contained on the above floor plan.

Buyers should not rely on this floor plan as indicating the final design, appearance, content or as constructed format of the building.

Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.