



97 New Mount Pleasant Road Mount Pleasant, NSW



## Rare Investment Opportunity

Set back from the road in a quiet and leafy Mount Pleasant pocket, this double brick residence offers a rare yet versatile opportunity. Constructed of double brick, this home is currently set up as a duplex providing you with options to receive a double return on your investment or accommodate the large or intergenerational family!

**Price:** Price Guide: \$1,400,000  
**Council Rates:** \$698.66 p/q  
**Water Rates:** \$398.65 p/q

### PROPERTY HIGHLIGHTS:

**Investment Potential:** The property is currently set out as two separate 2 bedroom, 1 bathroom apartments with a common entryway. Your options here are endless! Utilise the entire house in comfort and style. Live in one and rent out the other to help pay down the mortgage. Or rent out both for double the reward!

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**Large Block:** Spanning a generous 1,239m<sup>2</sup> (approx) allotment, the property offers further potential to knock down and rebuild, renovate, extend or add a pool. You are only limited by your imagination as t

**Matt Dignam**



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