



# FOR SALE

## 10 Elizabeth Street, Cardiff South

3 bed – 1 bath – 2 car

### Renovated Family Home plus Development Potential

Weatherboard & tile family home, perfectly positioned on a large corner block with Northerly aspect. Development potential to build a granny flat or second dwelling STCA.

- Excellent investment opportunity showing a return of \$22,880 pa
- Modern kitchen with ample storage, sun-filled dining area
- Separate study leads to rear timber deck
- Large under-house storage area
- Short walk to Cardiff High School & Winding Creek walking track
- Double garage, small storage shed, fully fenced yard

**Land Description:** Lot 7 Sec 1 DP 16054

**Zoning:** R2 Low Density Residential

**Council Rates:** \$1,882.00 pa

**Land content:** Approx. 774.5m<sup>2</sup>

**Current Income:** \$440 pw (expired lease)

*The above information has been gathered from sources that we consider reliable, however we cannot guarantee it's accuracy and act as a messenger only in passing on the details. Interested persons should rely on their own enquiries.*

**George McIntosh      John Trzecinski**

**mob: 0439 494 433**

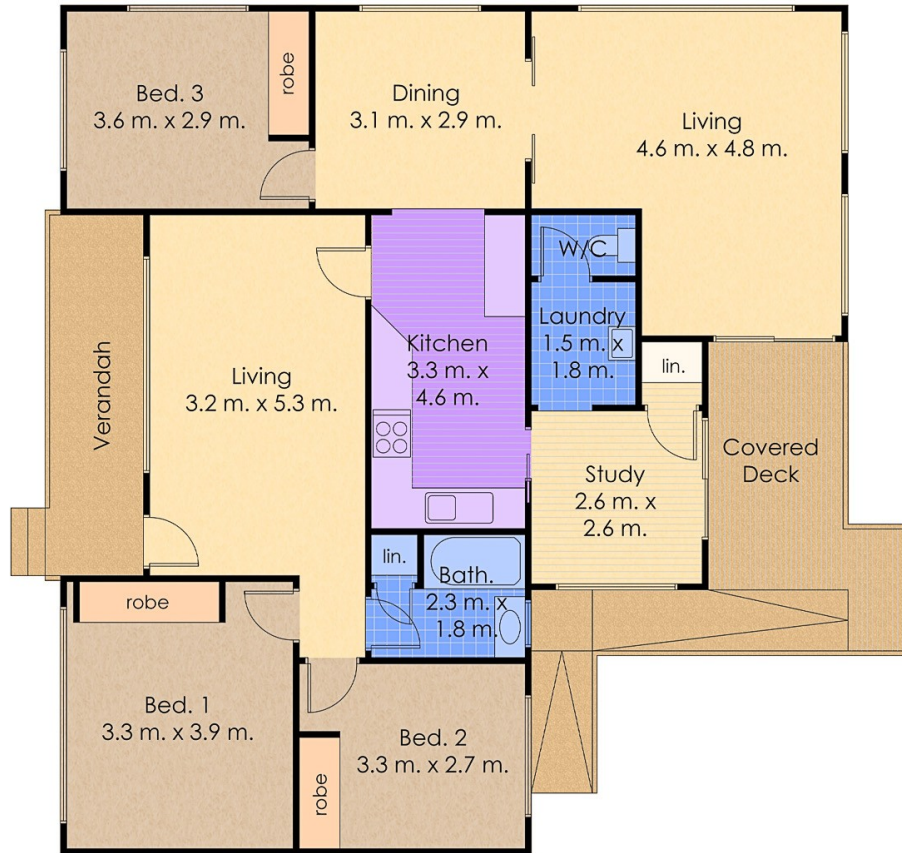
**mob: 0418 685 955**

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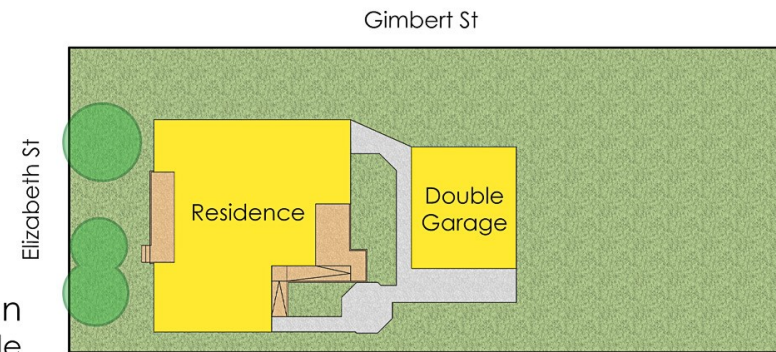
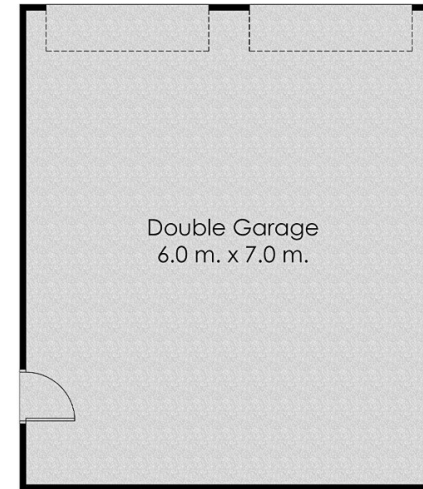
**Office ph: 1300 657 650**

**61-63 Parry St, Newcastle West NSW 2302**





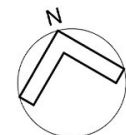
Floor Plan  
Total Approx Internal Floor Area: 151 sqm



Site Plan  
Not to Scale



10 Elizabeth St  
Cardiff South



Measurements and direction of north are approximate and are to be used as a guide only.