



## AUCTION

### 43 BEAUMONT ST, AUBURN LAND THAT YOU HAVE TO SEE, A HOUSE THAT NEEDS SOME TLC

Outstanding opportunity presents here to the buyer/astute investor to purchase a home. Starting with a quiet street in an attractive location with easy access to schools, Auburn Botanical Gardens, Auburn Tennis Club, Golf Club, 2.5km to Auburn CBD and train station or short drive to Granville/Chester Hill. Over half a century under one ownership, this 2-bedroom house is ready for the next adventure. Are you ready to explore? Do you bring your tools or do you plan to excavate and build your dream home [STCA] on this large size land? Attractive land size of approx. 612sqm to consider adding a granny flat [STCA]. Other features include:

- Approximately 612sqm
- R2 - Low density zoning
- 2 Bedrooms with built-ins
- Lounge room
- Dining room
- Large kitchen with gas cooking
- Sunroom
- Separate bathroom and toilet
- Separate laundry
- Big back yard
- Onsite parking

**AUCTION** Onsite Saturday, 7th May 2022 at 1:00pm

**INSPECT** Saturdays 12:30pm to 1:00pm

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## FOR SALE \$849,000

### 44 MYALL STREET, MERRYLANDS FULL BRICK 3 BEDROOM DUPLEX FOR SALE

This 3-bedroom duplex has been in the family since it was built and now ready for its next chapter. Are you the astute investor and looking for the great investment or are you on the look out to call a place home and have plans to move in later? This duplex is currently rented to FACS (government tenant) and achieving a great rental return of \$2,346.43 per month payable in advance. Northerly aspect and adequately proportioned with generous size rooms to accommodate a family. This home is ideally located and under 1.4kms walking distance to main shopping centre or Merrylands CBD. Schools, Holroyd private hospital, Merrylands RSL and Bowling club, within the vicinity. Features include:

- Approximately 225sqm
- 3 X bedrooms
- 2 bedrooms with built-in robes
- Master bedroom with ensuite and built-in robes
- R2 - Low Density zoning
- Tiled to living areas, carpet to bedrooms
- Good size lounge room
- Good size modern kitchen with gas cooking
- Dining room off kitchen
- Bathroom
- Laundry with additional 3rd toilet
- Ducted aircon throughout
- Front and back courtyards
- Lock up garage with internal access
- Room to park additional car in front of garage
- Storage area, intercom with camera, alarm

**INSPECTIONS BY APPOINTMENT ONLY**

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## FOR SALE \$359,000

### 2/7 MURRAY STREET, LIDCOMBE NEAT AND TIDY 2 BEDROOM UNIT

2-bedroom unit featuring:

- Lounge room
- Bathroom
- Kitchen with electrical cooking
- Car space
- Balcony
- Shared laundry or facility to put your washing machine in bathroom
- Walking distance of 850metres to Berala station and shopping Centre or
- 1.2km to Lidcombe Station and CBD or
- Walking distance to local schools

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PLEASE TAKE NOTE: FACE MASKS MANDATORY FOR ALL ATTENDEES, NO MASK NO ENTRY.