



Live, Earn & Thrive – Rare Dual-Income Gem

\$2,200,000

Positioned in the vibrant heart of Rosehill, this exceptional property presents a rare and versatile opportunity to secure a quality residence with the added advantage of an attached shopfront currently operating as a café. Offering solid double brick construction and generous proportions throughout, the home is thoughtfully designed for comfortable family living and effortless entertaining. With modern interiors, a resort-style backyard and immediate income potential from the commercial space, this is an outstanding prospect for owner-occupiers, investors or savvy entrepreneurs seeking a blue-chip location with endless possibilities.

- Three (3) generously proportioned bedrooms, each complete with built-in wardrobes and ceiling fans
- Expansive living room complemented by a separate dining area, creating ideal zones for relaxed family living and entertaining guests
- Modern kitchen equipped with gas cooking, stone benchtops, stainless steel appliances, dishwasher and abundant cupboard space
- Beautifully appointed main bathroom featuring sleek floor-to-ceiling tiles and quality fittings
- Generous covered alfresco area at the rear, seamlessly flowing to a prestige resort-style backyard perfect for entertaining or unwinding
- Secure single lock-up garage plus additional carport providing convenient off-street parking or additional storage
- Solid double brick construction enhanced by LED downlights and timber floorboards throughout, offering durability and timeless appeal
- Prominent attached shopfront currently occupied by a café leased for \$800 per week, offering immediate income potential and strong street exposure
- Home currently leased through Airbnb with potential for approximately \$4500 per month or \$275 per night with low vacancy rate
- Located approximately 400m to Our Lady of Lebanon Co-Cathedral, 750m to Rosehill shopping centre, 1.4km to Parramatta train station, 1.4km to Granville train station, 1.6km to Parramatta Westfield and 1.6km to



George Lattouf
Managing Director | Principal



Daniel Eid
Sales Executive | Residential

Amenities

- Toilet

Rosehill Gardesn Racecourse

- Zoned R4 High Density Residential and situated on 512.2sqm (approx.)
- Current outgoings: Council: \$957.90 per quarter | Water: \$208.45 per quarter

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