



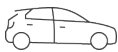
Dual Income Potential in Desirable Location!



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14 Anderson Avenue, Mount Pritchard

Sold Prior To Auction for \$1,350,000 (Aug 28, 2025)

Beautifully positioned within a peaceful and family friendly locale, this fantastic single level family residence with a modern designer second dwelling provides a well-appointed floor plan designed for the multigenerational family or dual living lifestyle! A strong emphasis on comfort and space it provides a flexible yet practical floorplan that would appeal to buyers searching for a low maintenance and effortless lifestyle with an ideal rental income to assist! Conveniently located in a desirable setting on approximately 531sqm this exceptional property is only minutes away from all essential amenities including the popular Cabramatta & Canley Heights CBD as well as various local schools, recreational parks and reserves, and public transport. Boasting multiple and flexible living arrangements, it provides endless opportunities to occupy, invest or perhaps even both! A fantastic choice for first home buyers, investors and those seeking a downsize or easy retirement with income, this is a unique opportunity to secure two dwellings for the price of one. An impressive home with so much potential, an inspection is a must!

Main Residence:

- Single level clad residence in ultra convenient locale.
- Three (3) well-proportioned bedrooms with built-in wardrobes.

Property ID:	L35964926
Property Type:	House
Open Parking:	1
Land Area:	531.0 sqm

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- Beautifully maintained and updated kitchen with stainless steel appliances.
- Bright interiors offering separate living and dining spaces.
- Updated main bathroom and laundry
- Well-appointed alfresco/covered outdoor entertaining area with additional toilet.
- comfortable rear yard with side access
- Land size of approximately 531sqm
- Potential rent of approximately \$650.00 per week.

Second Residence (Granny Flat):

- Two (2) well-sized bedrooms with built-in wardrobes.
- Designer kitchen with stone bench and appliances
- Modern bathroom and laundry
- Spacious interiors offering combined lounge and dining.
- Private front garden hedge and rear veranda.
- Split system air conditioning
- Potential rent of approximately \$500.00 per week.