



## Mount Warrigal, NSW

75 Goolagong Circuit

7

BED

3

BATH

1

CAR

### AMAZING OPPORTUNITY - LARGE FAMILY HOME + GRANNY FLAT

Solid two storey home, quality street location, close by to the lake, water views, with room for the whole family, extended family plus with income potential.

Downstairs features three bedrooms, large living area, sunken lounge, neat and tidy kitchen extending to the dining area. Laminate timber floors throughout all living areas. Bathroom with shower, bath, vanity and separate toilet. At the back of the home it has well spaced laundry and storage area opening to the backyard.

Upstairs is almost self contained, featuring beautiful lake views, two decent sized bedrooms with built in wardrobes, large living/dining area, decent sized kitchen, good bathroom with corner spa, vanity, shower and separate toilet.

The granny flat has income potential of \$370 per week.

**\$1,080,000-\$1,188,000**

**Contact:** Adam Spinelli  
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**Type:** House

**Sold Date:** 02/09/2022

**Land:** 562Square Metres

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DISCLAIMER Spinelli Real Estate used the best endeavours to make the information on this floorplan accurate and true. Unit areas if shown are approximate only. Spinelli Real Estate do not guarantee or warrant the accuracy or correctness of any information or statement contained in the above floor plan. Buyers should not rely on this floorplan as indicating the final design, appearance, content or as constructed format of the building. Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.

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REAL ESTATE

Plans shown are only indicative of layout. Dimensions are approximate.

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