



741 Warringah Road Forestville NSW

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Located in the heart of Forestville this is a fantastic investment opportunity.

House plus separate approved Granny Flat on corner block within easy walking distance to Forestville Shops, City Bus and local schools.

Offered with a DA approval for a 9 bedroom boarding house.

The house features 2/3 bedrooms, kitchen, full bathroom, laundry plus living spaces and parking.

The granny flat is modern with 2 bedrooms, bathroom, living space, kitchen, laundry plus separate parking.

This is a fantastic investment opportunity with the potential rents at \$900 - \$950pw + \$740 - \$760pw for a total of \$1,640 - \$1,710pw or approx. \$87,100 per annum.

An excellent opportunity for a home plus income, dual family living or just as an investment for the future.

Alternatively, knock down and build a 9 bedroom boarding

Land Size : 511 sqm

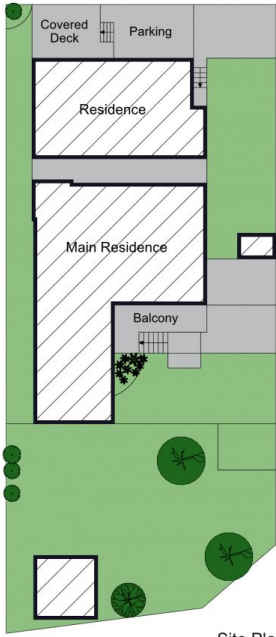
View : <https://www.skylinerealestate.com.au/sale/nsw/northern-beaches/forestville/residential/house/7954323>



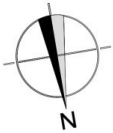
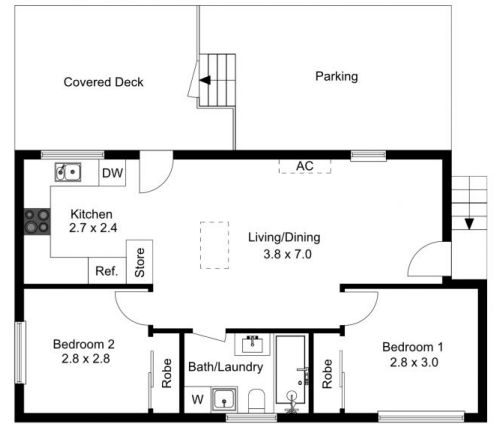
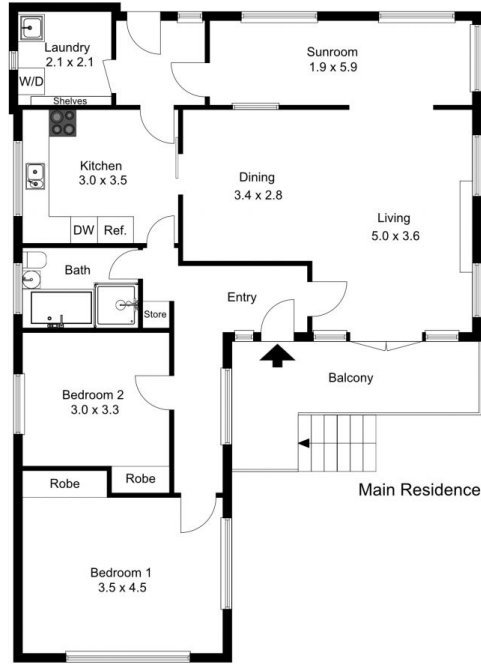
Stuart Bath
02 9452 3444



Damien Dwyer
02 9452 3444



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Main Residence



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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