



REALTY GROUP



### 32 Church Street Appin NSW

6 3 3

#### MAIN RESIDENCE + GRANNY FLAT

This master-built home by Edgecliff Homes is guaranteed to impress from the moment you walk through its grand entrance. Being only 3 years old and finished with sleek contemporary quality inclusions throughout, you will immediately feel a sense of relief that this could very well be THE ONE and that your property search has now ended. For astute investors looking to take advantage of a possible combined rental return of approximately \$1,300 - \$1,350 p/wk, you are also confidently catered for.

This complete package, resting in a unique corner location, truly offers the best of both worlds.

Main House Highlight Features:

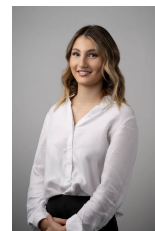
Split-left design, enhancing functionality and privacy.

4 great-sized bedrooms with built-in wardrobes to all &

**Type** : House  
**Price** : \$1,470,000 - \$1,530,000 !!!  
**Land Size** : 1008 sqm  
**View** : <https://www.zrealtygroup.com.au/sale/nsw/southern-highlands/appin/residential/house/8235335>



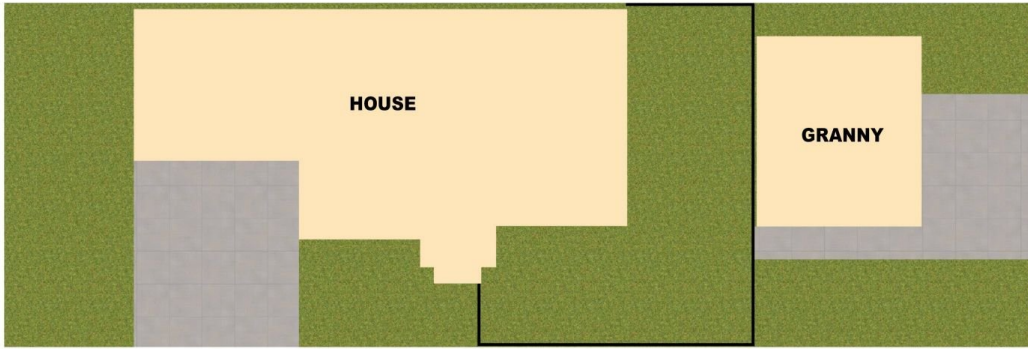
**Derek Stone**  
02 4610 7980



**Charlize Zuvela**  
02 4610 7980

[For full version visit the website](https://www.zrealtygroup.com.au)

<https://www.zrealtygroup.com.au>



REALTY GROUP

# 32 & 32A CHURCH STREET, APPIN NSW 2560

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENT.  
All dimensions are approximate. Actual dimensions may vary.