

## 12 Morris Street Birmingham Gardens NSW

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Secure this high yield investment opportunity. Three bedroom granny flat, 10 year new with compliance.

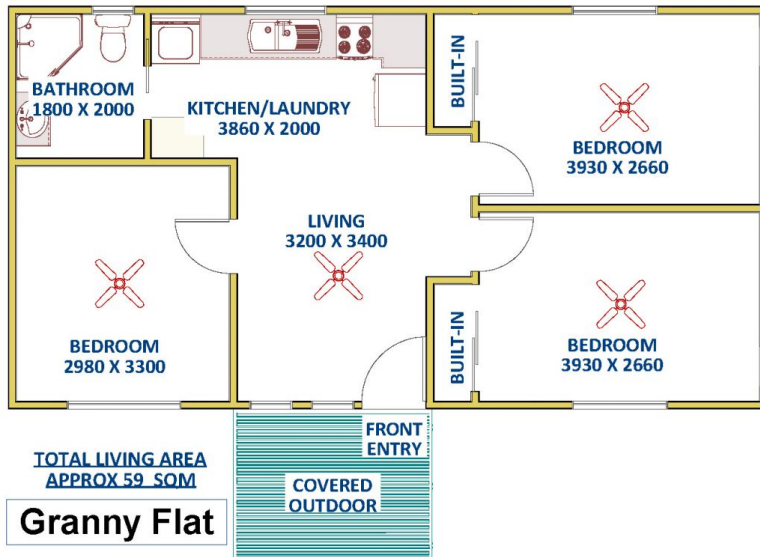
Five bedroom, two bathroom home plus granny flat on a 639m<sup>2</sup> level block. Live in one, rent the other or rent both and receive above average rental returns. House potential is \$750 pw, granny flat potential is \$580 pw, with a gross total of \$1,330 pw.

This is a nice weatherboard and tile home with spacious rooms throughout. In the larger home there is a front porch which flows to the entry hall, three bedrooms come off the hall. Two of the bedrooms have full size built-in wardrobes, bedrooms three and four are a good size with the fifth bedroom conveniently positioned at the rear of the home where the second bathroom is located.

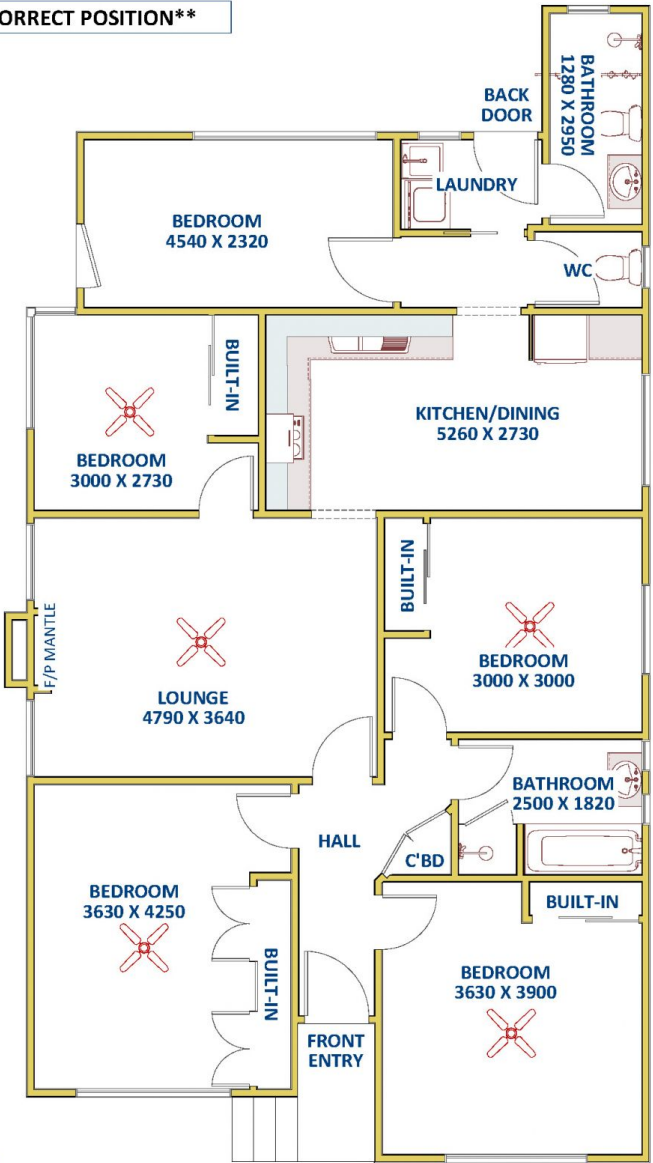
**Price** : \$870,000 to \$899,000  
**Land Size** : 639 sqm  
**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/birmingham-gardens/residential/house/7843720>



**Allen Reece**  
02 4950 2025



**\*\*NOT IN CORRECT POSITION\*\***



**TOTAL LIVING AREA APPROX 121 SQM**

**12 Morris Street,  
BIRMINGHAM GARDENS**

**FLOOR DIAGRAM**  
**\*\*NOT TO SCALE\*\***  
This drawing has been prepared for marketing purposes. Dimensions are a guide only.