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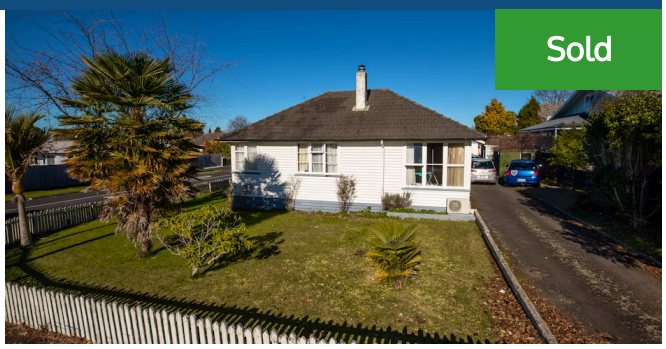

61 Kenney Crescent, Fairfield

4 1 2

Welcome to 61 Kenney Crescent, an 857m2 corner site with dual access and two dwellings. Your opportunity to get into property investment, rent out both or live in one and rent out the other. The main house, a classic solid state house, full of native timber. The kitchen and bathrooms have been updated, the lounge sporting a heat pump for comfort. With insulation in the ceiling and 3 good sized bedrooms there is still room to add value here. The sunny north facing unit out the back has an open plan kitchen/dining/living, with separate bedroom and bathroom. Ideal for the extended family or elderly parents. The convenience of Fairfield cannot be overstated, close to CBD, Chartwell shopping and the ring road. The Inland port development and university are also within reach. Daycare and schools of all levels are within walking distance. Both dwellings are currently rented on a periodic term, with a weekly return of $570. A current market rent appraisal is available. Viewing and access is limited to Open Homes. See you there.

Land area	857 m²
Floor size	150 m²
Rateable value	$470,000
Rates	$3,036.30

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