



FOR SALE

READY TO PURCHASE YOUR FIRST HOME?

Ready to purchase your first home? This property could be for you! Situated in the centrally located suburb of Leumeah, close to the train station, bus routes, schools and the soon to be re-developed Leumeah shops. This four bedroom property is on a huge 694sq metre block of land. Get ready to make this property your own!

This home is surrounded by established trees offering shade and privacy. The large garage offers both storage space and workshop potential. Inside the house you will find four large bedrooms, wooden floorboards, air conditioning and fans. The kitchen and dining space are filled with natural light, and include an electric oven and stove top and double door pantry. The bathroom has floor to ceiling tiles, bath and separate toilet. A separate laundry is off the kitchen with access to the backyard.

This property is on a flat block, with wide streets, surrounded by established homes and in an in demand suburb. It offers excellent rental returns of \$650 per week. Council Rates \$430 per quarter (approx) and water rates \$215 per quarter (approx).

Features:

- Four light filled bedrooms
- Large garage/ workshop
- Huge, flat block with extension or development potential (STCA)
- Timber floorboards, fans and air conditioning
- Close to Leumeah train station, schools, shops and a short drive to Campbelltown.

Bond Property Group - @realty believes that all the information contained herein is true & correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.

4 BED | 1 BATH | 1 CAR

PRICE:

\$750,000 - \$768,000

OPEN FOR INSPECTION:

N/A



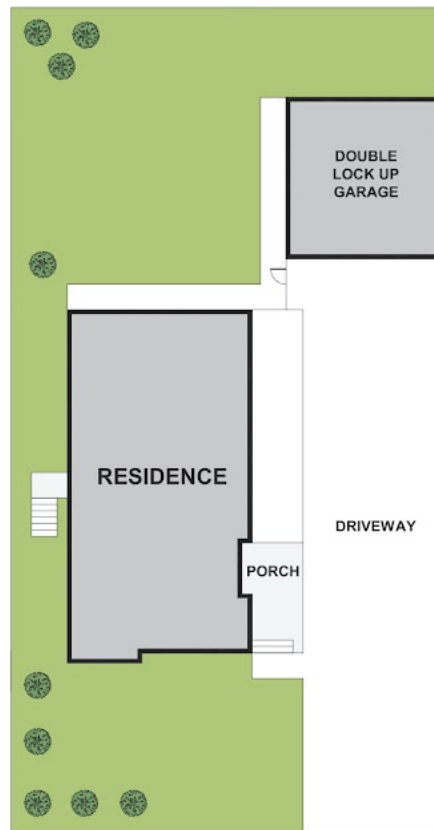
Jason Bond

0467319582

jasonbond@atrealty.com.au

bondpropertygroup.org

32 Franklin Street, Leumeah



SITE PLAN



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.