



FOR SALE

PREMIUM UPGRADED DUAL OCCUPANCY, HIGH YIELD, LONG LEASES IN EDGEWORTH, NSW

9 Silver Gum Circuit, Edgeworth, NSW

Positioned in the rapidly growing suburb of Edgeworth, this upgraded dual occupancy residence delivers the perfect blend of strong rental returns, modern design, and long-term tenant security —making it an exceptional addition to any investment portfolio. Set on a 450m² block, this near-new dual-key property offers two fully self-contained dwellings, thoughtfully designed to maximise both income and tenant appeal.

Dual Income Powerhouse \$1,270pw Return, Leased to 2026. Configuration: Dual Occupancy (3 bed + 2 bed)

Each dwelling has been intelligently designed for privacy and practicality, featuring:

- Separate entrances and garages
- Open plan living, dining and kitchen areas.
- Alfresco spaces for outdoor enjoyment
- Well-separated bedroom zones
- Ducted air conditioning to the primary residence, delivering year-round comfort

The efficient layout ensures maximum usability while maintaining a modern, low-maintenance lifestyle.

Quality Inclusions Throughout

Both residences are finished with durable, contemporary inclusions designed for long-term performance:

- Stone benchtops and stainless-steel appliances
- Gas cooking and tiled splash-backs
- Built-in wardrobes and ample storage
- LED lighting and ceiling fans
- Split-system air conditioning (secondary dwelling)
- Landscaped yard, fencing, and concrete driveway
- Separate metering for utilities

A rare chance to secure a high-performing dual-income asset in a growing regional market.

5 BED | 3 BATH | 2 CAR

PRICE:
New to Market

OPEN FOR INSPECTION:
N/A



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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.