



FOR SALE

PRIME INVESTMENT OPPORTUNITY IN HIGH-GROWTH CARRAMAR

Proudly presented by Rocket Realty, this rare block of 12 well-maintained 2-bedroom units offers an exceptional opportunity for savvy investors seeking strong returns and future growth.

Set on a generous approx. 1,355sqm parcel of land, this property delivers an impressive current rental income of \$235,040 per annum, with the potential to increase to \$262,080 – \$280,800 per annum, making it a high-performing asset in today's market.

Location Highlights:

Perfectly positioned in the heart of Carramar, this property offers unbeatable convenience:

- Just 4 minutes' walk to Carramar railway station
- Only 4 minutes' drive to Fairfield station and vibrant shopping precinct
- Approx. 10 minutes to Cabramatta, known for its bustling dining and retail scene**
- Close proximity (approx. 5 minutes' drive) to Villawood North Public School and Carramar Public School

Why Invest in Carramar?

Carramar is a rapidly growing suburb in Western Sydney, attracting investors with its:

- Strong rental demand and consistent tenant occupancy
- Affordable entry point compared to surrounding suburbs
- Excellent transport connectivity via the rail network
- Close proximity to major hubs like Fairfield and Cabramatta
- Ongoing infrastructure growth in the Western Sydney region

Whether you're expanding your portfolio or securing a high-yield asset, this is a rare chance to own a multi-income property in a high-demand location.

Enquire today to secure this outstanding investment opportunity.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

24 BED | 12 BATH | 0 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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FLOOR 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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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