

244 Sixth Avenue, Austral

Perfect First Step or Prime investment

Perfectly positioned just moments from Leppington Train Station, Leppington Village Shopping Centre, and the upcoming Austral Plaza, this charming home offers unparalleled convenience.

Families will appreciate it's close proximity to quality schools such as Unity Grammar and St Anthony of Padua Catholic College. Surrounded by sporting fields and essential local amenities. This residence ensures everything you need is right at your doorstep.

The property offers the following features:

- Practical kitchen with ample storage
- Spacious master bedroom with contemporary private ensuite
- Cozy bedrooms with built-in mirrored robes
- Expansive light filled living and dining area
- Sleek main bathroom with wall hung vanity and additional downstairs powder room
- Low-maintenance yard with tiled alfresco area, perfect for entertaining or unwinding
- Ideal investment opportunity with an approximate rental income of \$680-\$700 per week

With it only being approximately 15 minutes from the new upcoming

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
\$799,999 - \$824,999

AGENTS

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AGENCY

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Western Sydney International Airport, combined with strong rental demand, low maintenance appeal, and potential for future growth, this is an ideal addition to any investment portfolio or any first home buyer looking to take their first step.

Opportunities like this don't last long—reach out today to schedule an inspection and make it yours!

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MORE DETAILS

Property ID 11QUHCV
Property Type House

Samuel Moscabenny

Licensed Sales Agent | smoscabenny.leppington@ljhooker.com.au

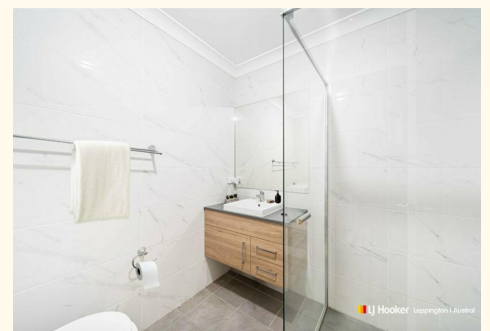
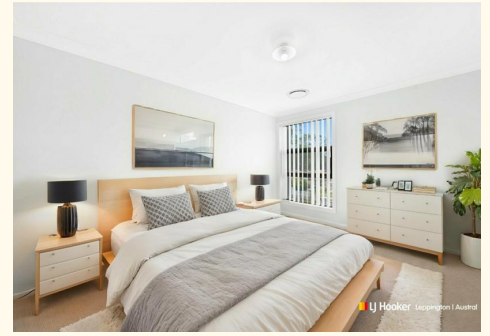
Chelsea Mifsud 0429 628 005

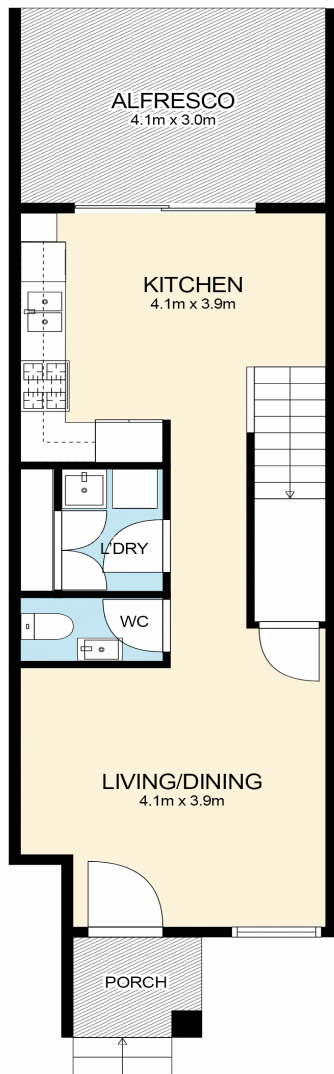
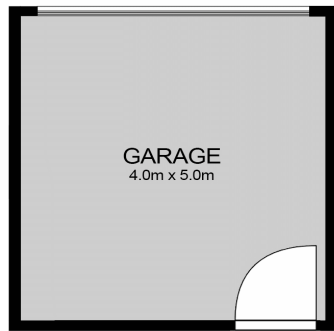
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244 Sixth Avenue, Austral 2171

Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.