

Campbelltown, 52 Poulton Terrace

Dual-Income Opportunity – Modern Home +
Granny Flat in Prime Lake view Location in Campbelltown

LJ Hooker Minto proudly presents this exceptional dual-occupancy residence located in one of the most sought-after suburbs in South-West Sydney. Perfectly positioned near Macarthur Train Station, Macarthur Square, and both Campbelltown and Camden Hospitals, this property delivers comfort, convenience, and strong investment appeal.

Main House – Stylish, Spacious, and Modern

- + 3 generously sized bedrooms with built-in wardrobes and ceiling fans
- + Master bedroom with ensuite and split-system air conditioning
- + Separate study room or optional guest bedroom
- + Contemporary bathroom with bath and shower
- + Open-plan kitchen with gas cooking and butler's pantry
- + Light-filled living and dining zones with floorboards throughout
- + Additional split-system air conditioning



Disclaimer: 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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3

2

For Sale
\$1,300,000

View
By Appointment

Contact
Monwar Hossain
0466110545
Monwar.Hossain@ljhooker.com.au

Mizan Rahman
0432 392 051
mizan.rahman@ljhooker.com.au

LJ Hooker Minto
02 8734 3211

+ Double lock-up garage with internal access

Granny Flat – Private, Versatile & Profitable

- + 2 bedrooms with built-in wardrobes
- + Modern bathroom and open-plan layout
- + Gas kitchen and timber-style flooring
- + Separate access with ample off-street parking
- + Ideal for rental income or extended family accommodation

Location Features:

- + 2 minutes' drive to Macarthur Train Station
- + 4 minutes to Campbelltown Hospital | 8 minutes to Camden Hospital
- + 5 minutes to Macarthur Square Shopping Centre
- + School Catchments: Ambarvale Public School & Thomas Reddall High School
- + Close proximity to childcare centres, local shops, parks, gyms, and Campbelltown Stadium
- + Quick access to Hume Highway and M5 Motorway
- + NBN FTTP (Fibre to the Premises) & strong 5G mobile coverage
- + Peaceful, family-friendly neighbourhood with established homes

A Flexible Investment or Family Solution

- + This dual-residence property offers incredible versatility:
- + Currently generating \$1,210 per week in rental income
- + Live in one and lease the other
- + Strong rental demand and capital growth in the Campbelltown region
- + Opportunity to increase returns or occupy part of the property

For further information, contact LJ Hooker Minto today.

More About this Property

Property ID	BSXHUA
Property Type	House
Including	Toilets (3)

Monwar Hossain 0466110545

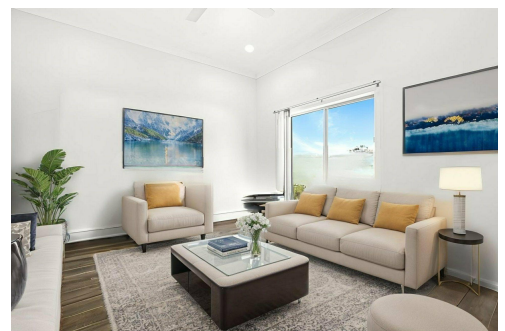
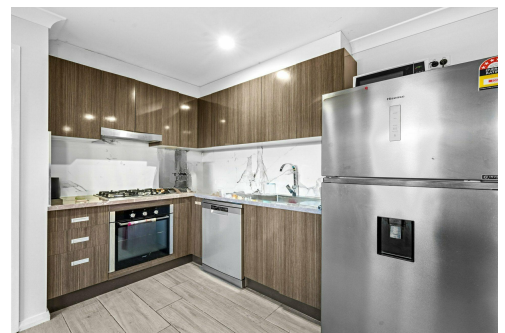
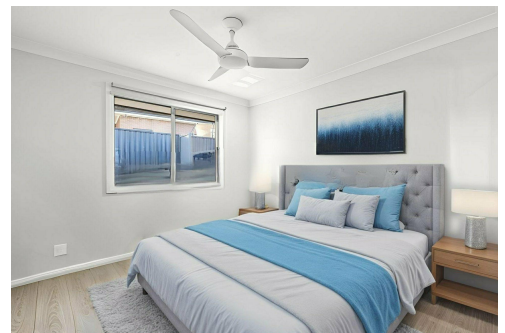
Licensee and Principal | Monwar.Hossain@ljhooker.com.au

Mizan Rahman 0432 392 051

Sales Consultant | mizan.rahman@ljhooker.com.au

LJ Hooker Minto 02 8734 3211

Shop 72, 10 Brookfield Road, MINTO NSW 2566
minto.ljhooker.com.au | minto@ljhooker.com.au



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