



315 & 315a Polding Street, Fairfield West

Outstanding Investment Opportunity

Set on a generous 616sqm block approx. with a wide 15.24m frontage approx., this unique property presents an incredible dual-income opportunity in a highly sought-after location. Both Dwellings are currently tenanted with a combined estimated income of \$57,200 per annum, it's an ideal investment with strong rental returns and long-term growth potential.

The main residence offers three spacious bedrooms, a well-appointed bathroom, separate lounge and dining areas, a neat kitchen and a lock-up garage. The interiors are clean, well-kept, and feature split-system air conditioning in both dwellings for year-round comfort.

Second Dwelling is a brick residence that is equally as impressive, also offering 3 spacious bedrooms, a generous sized bathroom, modern kitchen with dining area, with a separate sundrenched substantial sized lounge room and lock up garage.

Perfectly positioned close to local shops, schools, and transport, this property ticks all the boxes for investors or families seeking dual living.

You will be impressed with what this property has to offer, and

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FOR SALE
DUAL INCOME

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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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inspection is a must to appreciate the true value of the property.

Key Features:

- 616sqm block approx. with 15.24m frontage
- x2 Dwellings (both 3 bedrooms each with lock up garages)
- Both currently tenanted - dual income potential
- Separate lounge, dining & kitchens
- Split-system air conditioning in both
- Plenty of off street parking
- Prime location close to shops, schools & transport

DISCLAIMER: We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate however, accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective buyers should make their own enquiries to verify the information contained herein

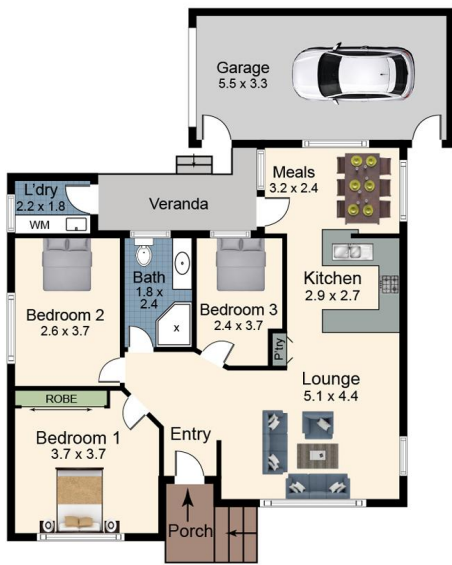
MORE DETAILS

Property ID 144FF99
Property Type House

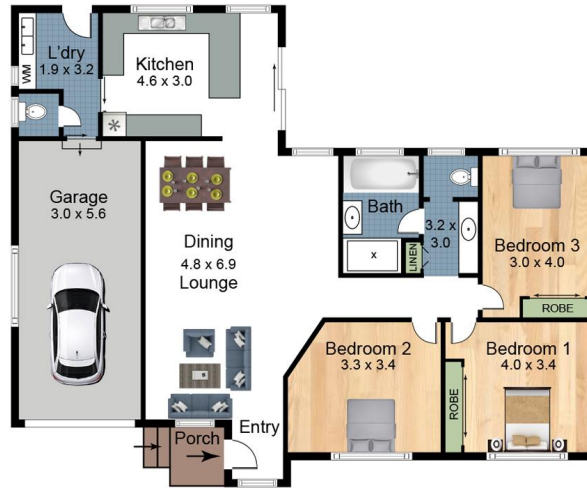
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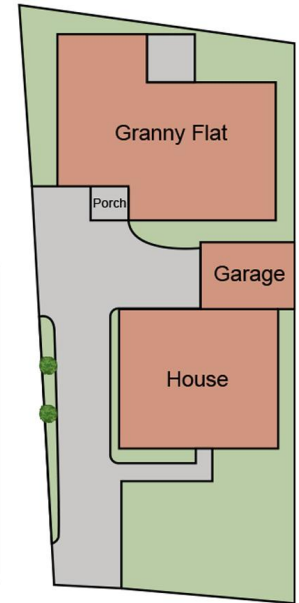




House



Granny Flat



Site Plan



315 & 315a Polding St Fairfield West 2165

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

