



23 Cain Avenue, Gregory Hills

## Leased Investment Opportunity in Prime Location

Positioned in the ever popular suburb of Gregory Hills, this well maintained home presents a fantastic opportunity for investors seeking an immediate return with a quality tenant already in place.

Set in a family friendly street and surrounded by parks, schools and shopping facilities, this is a low maintenance investment in one of South West Sydney fastest growing communities.




### Key Features:

- Currently leased instant rental income from day one
- Modern kitchen with quality appliances and ample storage
- Open-plan living and dining flowing to outdoor area
- Well-sized bedrooms with built-in wardrobes
- Stylish bathroom with separate bath and shower
- Low-maintenance backyard perfect for easy upkeep
- Secure garage + additional off street parking

### Location Highlights:

- Close to Gregory Hills Town Centre, cafes & restaurants
- Easy access to local schools and childcare
- Short drive to Narellan Town Centre
- Surrounded by parks, walking tracks and family amenities

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**  
\$1,150,000 - \$1,250,000

**VIEW**  
By Appointment

**AGENCY**  
LJ Hooker Oran Park  
(02) 4655 2111

 **LJ Hooker**

Investor Appeal:

- Strong rental demand in the Gregory Hills area
- High-growth corridor with ongoing infrastructure
- Set-and-forget investment with tenant already secured
- Currently tenanted and achieving \$760 per week in rental income.

Rates:

- The council rates are approx. \$468.00 per quarter.
- The water rates are approx. \$199.68 per quarter for fixed charges.

A smart addition to any portfolio secure your spot in a thriving market today.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

**MORE DETAILS**

Property ID	9NJ1Q
Property Type	House
Land Area	375 m2

**LJ Hooker Oran Park (02) 4655 2111**

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