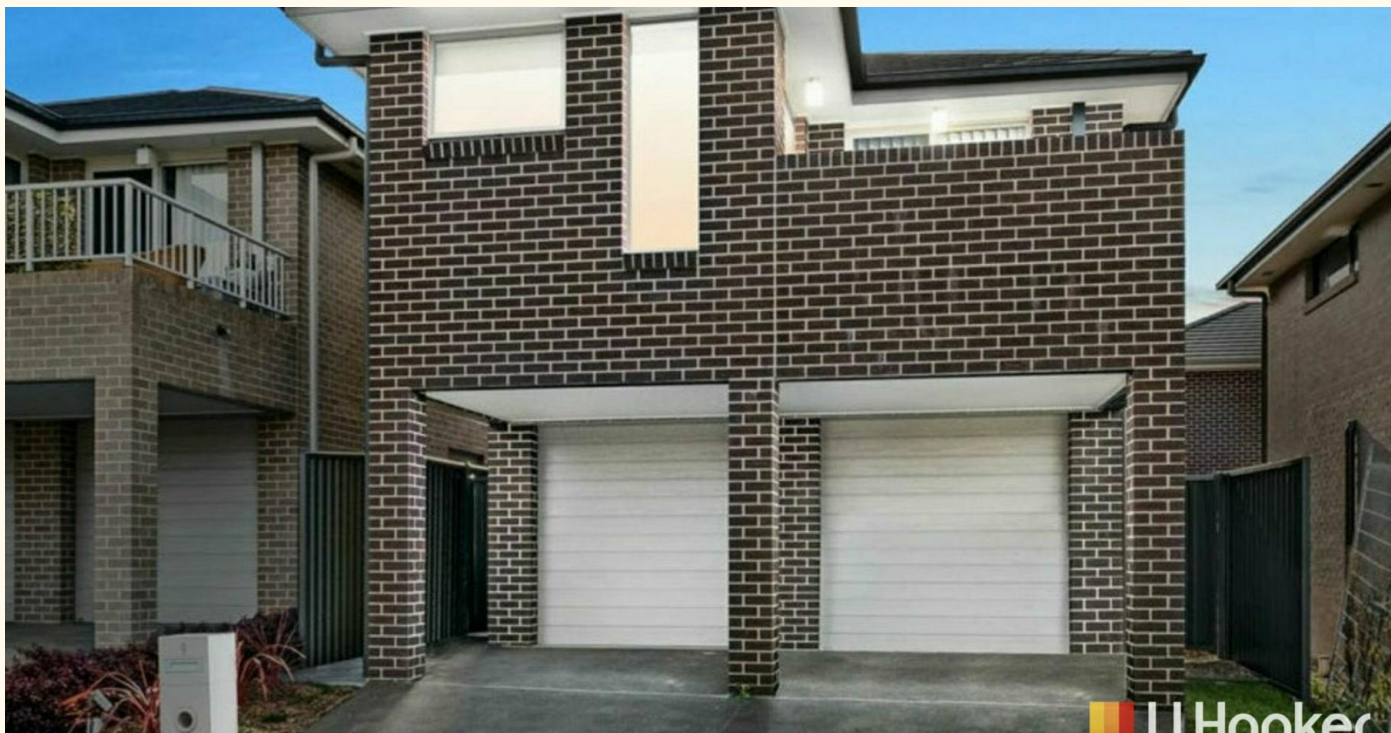




9 Mudgee Street, Gregory Hills

Invest Smart in the Heart of Gregory Hills

Discover Your Next Investment Opportunity in Gregory Hills!

Positioned in the highly sought after suburb of Gregory Hills, modern duplex living, this home presents an exceptional opportunity for investors, first home buyers and downsizers alike. Offering stylish interiors, a functional layout and low maintenance living, this is a property that combines everyday comfort with strong long term investment potential.

Designed with practicality in mind, the home features two generous bedrooms with built in wardrobes, a contemporary bathroom, a secure single garage with internal access, and an open plan living and dining area filled with natural light. The modern kitchen is fitted with quality appliances, ample storage and seamlessly connects to the outdoor entertaining area, creating the perfect space to relax or entertain.

Set on a low maintenance 299sqm block, this home is ideal for those wanting to enjoy a quality lifestyle without the upkeep of a larger property.

- Property Features-

2 1 1

FOR SALE
\$760,000 - \$790,000

VIEW
By Appointment

AGENTS
Blake Grochala
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AGENCY
LJ Hooker Oran Park
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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.

LJ Hooker

- Two spacious bedrooms with built in wardrobes
- Contemporary bathroom with quality finishes
- Modern kitchen with quality appliances and ample storage
- Open plan living and dining area
- Private outdoor entertaining area
- Secure single garage with internal access
- Low-maintenance 299sqm block

- Investment Highlights-
- currently Leased for \$580 per week
- Strong rental demand in Gregory Hills
- Low maintenance property with excellent tenant appeal
- Fantastic opportunity for long term capital growth

Conveniently located close to local schools, parks, shopping centres and public transport, this home offers an outstanding combination of lifestyle, convenience and investment value.

Whether you're looking to add a quality property to your portfolio or secure a modern home in a thriving community, this is an opportunity not to be missed.

Contact us today to arrange your inspection.

- Rental estimate is provided as a guide only and is subject to market conditions.*

For further information on this location or to arrange your private inspection, contact us 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	FFJ1Q
Property Type	House
Land Area	299 m2

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