







1 Munyang Street, Heckenberg

Rare Investment Opportunity - Two Duplexes, One Title, Two Income Streams.

A unique offering with exceptional investment appeal, this substantial property brings together two attached duplexes on one generous parcel of land, held under a single title. An opportunity that combines scale and flexibility, presenting an appealing proposition for those looking to secure a distinctive dual-income asset.

Key Investment Highlights
- Immediate rental income from two established tenancies.
- Strong combined gross rental income of $83,200 per annum.
- Reduced reliance on a single tenancy for rental returns.
- Opportunity to acquire two substantial dwellings in one transaction.
- Potential to benefit from future rental growth.

This property enjoys convenient access to local shopping centres, schools, public transport, parks, easy access major arterial roads and everyday amenities. Heckenberg offers a practical location within Sydney's growing South-West region.

Combining two residences, established tenancies and an attractive rental return. Opportunities of this nature are rarely offered to the

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Interested parties must rely solely on their own enquiries.

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FOR SALE
$1,950,000 - $2,050,000

VIEW
Sat 21st Nov @ 10:30AM - 11:00AM

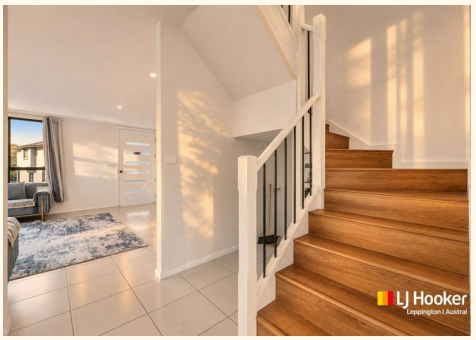
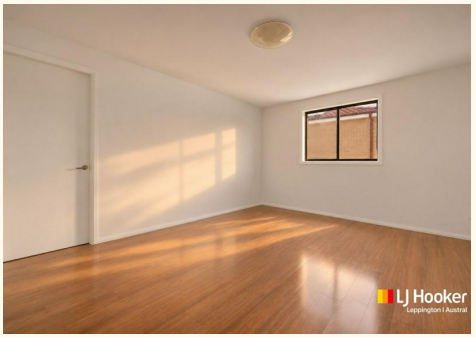
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market and deserve serious consideration from astute investors. Call today to arrange your inspection.
Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.



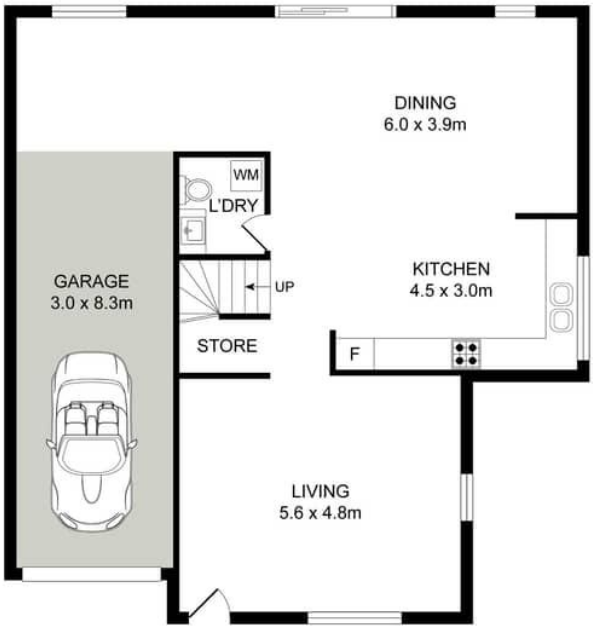

MORE DETAILS

Property ID	12S6HCV
Property Type	DuplexSemi-detached
Land Area	578 m2
Including	Ensuite
	Air Conditioning
	Balcony
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Liveability

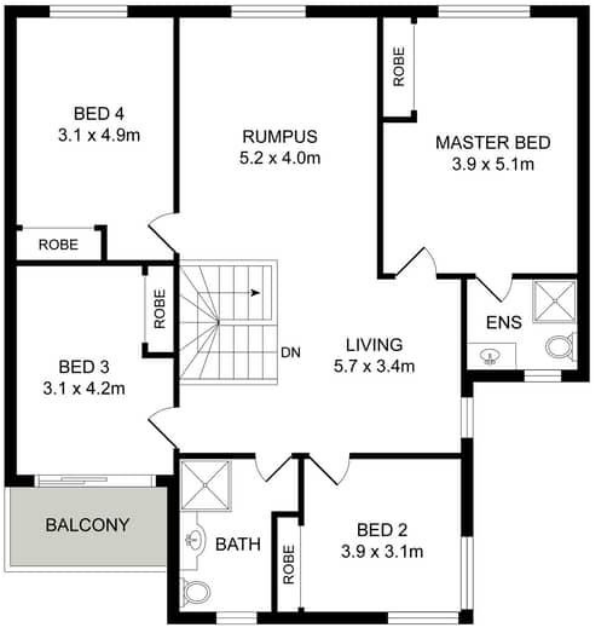
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GROUND FLOOR



FIRST FLOOR

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1A Munyang Street, **Heckenberg**

DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries.

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