

9A-9B Polar Way, Leppington

Dual Income – House & Granny Flat – $1,080/week Return!

Positioned in the rapidly growing Leppington precinct, 9A & 9B Polar Way presents an outstanding opportunity for investors, extended families, or savvy buyers seeking strong rental returns and long-term capital growth.

Set on a 331.5m² this modern property offers excellent street presence, added privacy, and convenient access, featuring a spacious main residence plus a fully self-contained granny flat.

Main Residence Features:
- Generous 4-bedroom home including oversized master with walk-in robe & ensuite
- Multiple living zones with light-filled open plan living & dining
- Modern kitchen with quality appliances and ample storage
- Well-appointed bathrooms and internal laundry
- Covered outdoor patio perfect for entertaining
- Secure and private backyard space

Granny Flat Features:
- Fully self-contained 1-bedroom accommodation

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 to $1,200,000

VIEW
By Appointment

AGENTS
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LJ Hooker

- Open plan living, kitchen & dining
- Private access for added independence
- Ideal for rental income or extended family

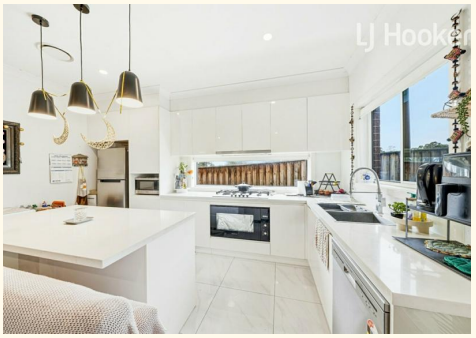
Strong Rental Return:
- Main House: $700 per week
- Granny Flat: $380 per week
- Total Rental Income: $1,080 per week

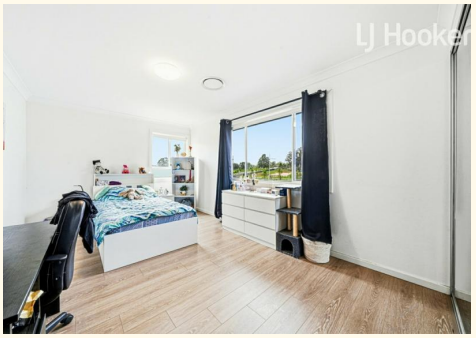
Additional Features:
- Lock-up garage for granny flat plus driveway parking for house
- Corner block position with dual access potential
- Low maintenance landscaped yard
- Separate access for both dwellings enhancing privacy

Council rate appr. : $764 per quarter

Prime Location:
- Conveniently located close to key amenities (as shown in the location map):
- Minutes to Leppington Train Station
- Close to Ed Square Shopping Centre & Willowdale Shopping Village
- Easy access to schools including Denham Court Public School & John Edmondson High School
- Short drive to Liverpool CBD & major transport links

Disclaimer:
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MORE DETAILS

Property ID	1FF3F8S
Property Type	House
Land Area	331.5 m2

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