



Lurnea, 20 Bird Avenue

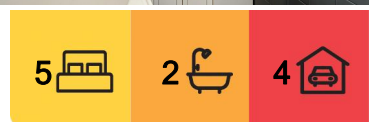
Prime investment Opportunity - Potential for 4 Rental Incomes within a 3KM Radius to Liverpool CBD.

Seize a rare chance to secure a lucrative investment in the heart of Lurnea, within close to a 3KM radius to both Casula and Liverpool Train Station. This impressive block benefits from multiple income-generated dwellings.

Located within close proximity to great local schools, a multi-cultural shopping precinct, University of Western Sydney and places of worship, this opportunity is rare and attractive to larger families and savvy investors.

Property Features:

- Main house Unit 1 Upstairs : (Approved and Certified)
- Main house Unit 2 Downstairs : (Approved and Certified)
- 2-bedroom Granny Flat + 1 bedroom Studio (Approved and Certified)



For Sale
Auction Guide \$1,100,000

View
ljhooker.com.au/73J0W

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20 Bird Avenue offers clear and manageable income streams. This property presents a unique investment opportunity in a sought-after location with the potential of rental yield of over 5%, well exceeding the Sydney Metropolitan average of 2.7%.

This is a rare find in the Liverpool district, with the potential of 4 rental streams from the one primary location, all council approved!

For more information on the approved granny flat + studio, please contact our team today.

DISCLAIMER: While LJ Hooker Bankstown | Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

More About this Property

Property ID	73J0W
Property Type	House
Land Area	556.4 m2

Larissa Schembri 0427 582 245

Licensee in charge/Director | larissaschembri.bl@ljhooker.com.au

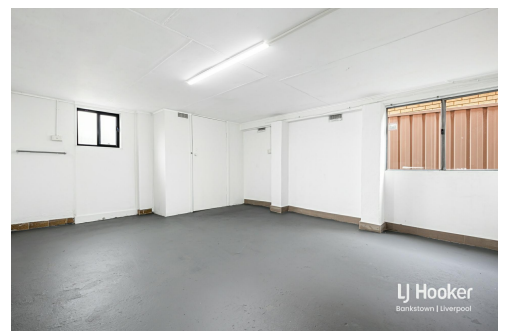
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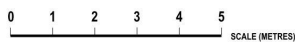
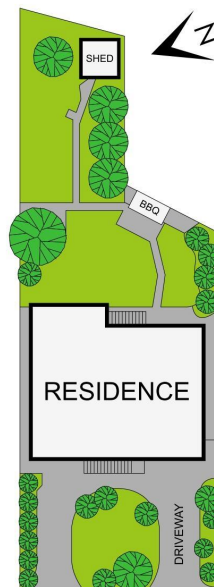
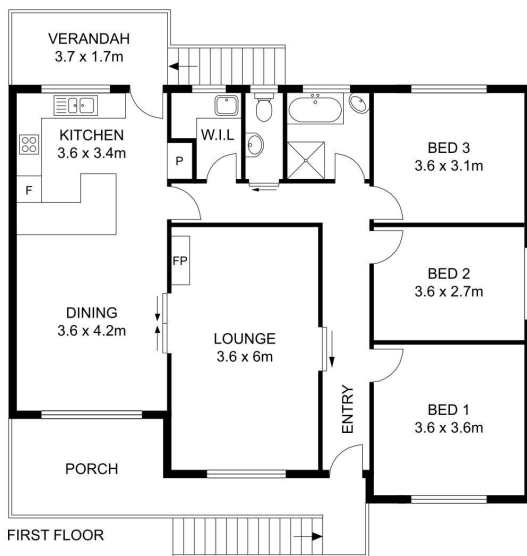
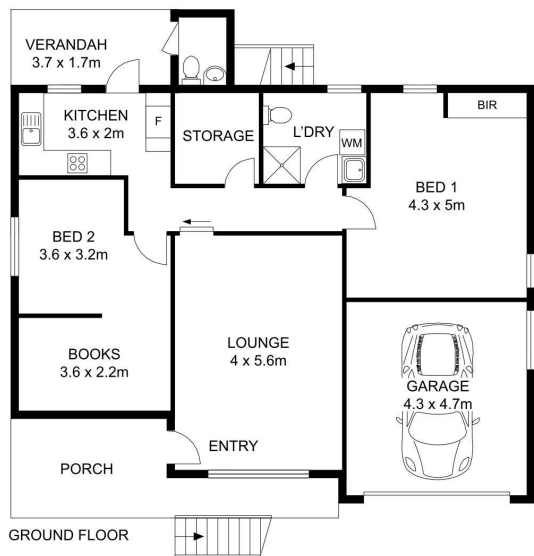
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20 Bird Avenue, Lurnea

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Sync Studios Pty Ltd**



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