



8 Button Close, Singleton

## Great Long Term Investment

- Well presented duplex returning \$1,035 per week
- Situated in a cul de sac in Darlington
- The units have been a great long term investment
  
- Unit 1 is currently vacant, market rent would be \$570 per week
- Comprises three bedrooms
- Large lounge and dining room which adjoins the kitchen
- Rumpus room
- Front balcony, private pergola area and fully fenced
  
- Unit 2 is currently leased at \$465 per week, lease expires 12 March 2026
- Comprises two bedrooms
- Large lounge and dining room adjoining the kitchen
- Front balcony, pergola area and a fully fenced yard
  
- Both units have split system air conditioners, built in robes and ceiling fans throughout
- With its neat and tidy presentation, this property has been popular with tenants over the years
- A solid investment opportunity

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**FOR SALE**  
\$838,000

### AGENTS

Michael Cruickshanks  
0409 362 130  
michael@ljhhv.com.au

### AGENCY

LJ Hooker Singleton  
(02) 6572 4930

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**

Contact Michael Cruickshanks on 0409 362 130 to arrange your private viewing today.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

### MORE DETAILS

Property ID	10TWF79
Property Type	Townhouse
Land Area	783.3 m2
Including	Air Conditioning
	Balcony
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Ceiling fans
	Pergola area

**Michael Cruickshanks 0409 362 130**

Licensee | [michael@ljhvh.com.au](mailto:michael@ljhvh.com.au)

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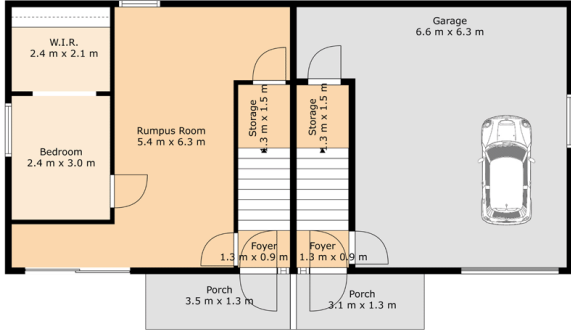
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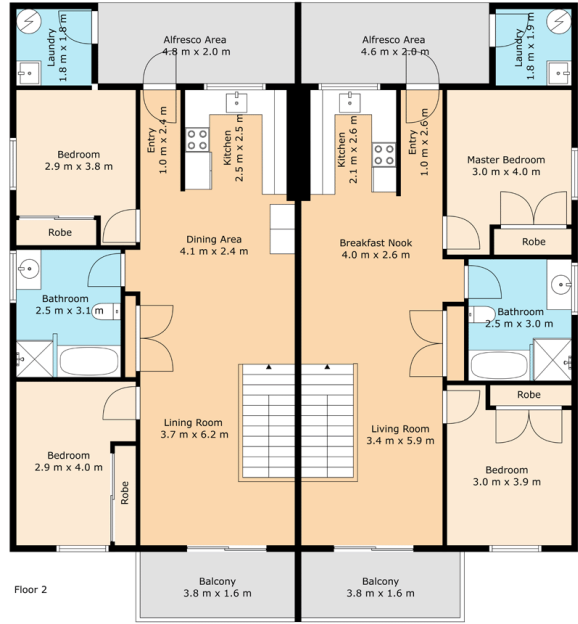
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# 1 & 2/8 Button Cl, Darlington



Floor 1



Floor 2



**TOTAL: 196 m<sup>2</sup>**  
 FLOOR 1: 40 m<sup>2</sup>, FLOOR 2: 156 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 35 m<sup>2</sup>, PORCH: 9 m<sup>2</sup>, STORAGE: 9 m<sup>2</sup>,  
 BALCONY: 12 m<sup>2</sup>, ALFRESCO AREA: 18 m<sup>2</sup>

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 Singleton

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