



Wyong, 1/6 Joyce Avenue

Investor Special-Tenant in Lease until January 2025

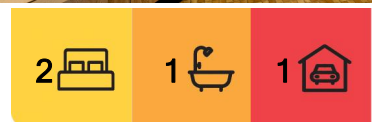
With an excellent tenant in place until January 2025 with a rental return of \$1,868.45 per month or approximately \$431 per week, this is a wonderful investment opportunity.

This single storey duplex is in a fabulous location within easy reach of Wyong Plaza, Aldi Supermarket, local schools and Wyong train station ensuring that it will always be in demand as a rental property.

This home has a good sized loungeroom at the front of the property overlooking the front courtyard, a dining area off the kitchen and a bathroom with both a bath and a shower. Situated in a tranquil garden setting with a front and rear courtyard, this property is a garden and bird lovers paradise.

Other special features include single carport plus visitor car parking, low quarterly strata fees and situated at the end of a quiet cul-de-sac.

Call today to make arrangements to view or attend a scheduled open home and don't hesitate as you may miss out.



For Sale
\$460,000 to \$490,000

View
ljhooker.com.au/14TSFNA

Contact
David Peters
0409 655 975
dpeters.wyong@ljhooker.com.au
Lachlan Peters
0411 988 356
ldpeters.wyong@ljhooker.com.au



LJ Hooker Wyong
(02) 4353 2200

Disclaimer: 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.

Council Rates —\$277.60 per quarter approximately

Water Rates - \$208.00 per quarter approximately

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Wyong does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

More About this Property

Property ID	14TSFNA
Property Type	DuplexSemi-detached

David Peters 0409 655 975

Principal | L.R.E.A | dpeters.wyong@ljhooker.com.au

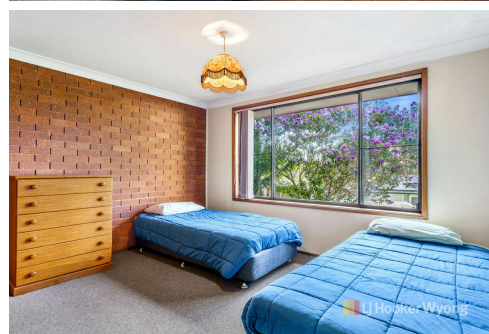
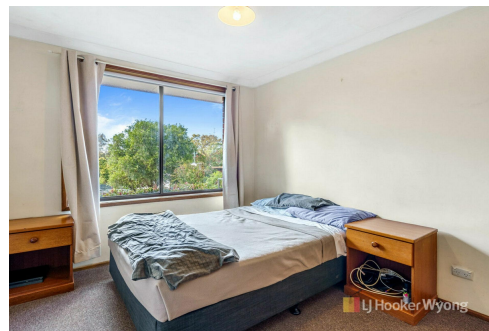
Lachlan Peters 0411 988 356

Sales Consultant L.R.E.A / Auctioneer | ldpeters.wyong@ljhooker.com.au

LJ Hooker Wyong (02) 4353 2200

132 Pacific Highway, WYONG NSW 2259

wyong.ljhooker.com.au | wyong@ljhooker.com.au



Disclaimer: 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.

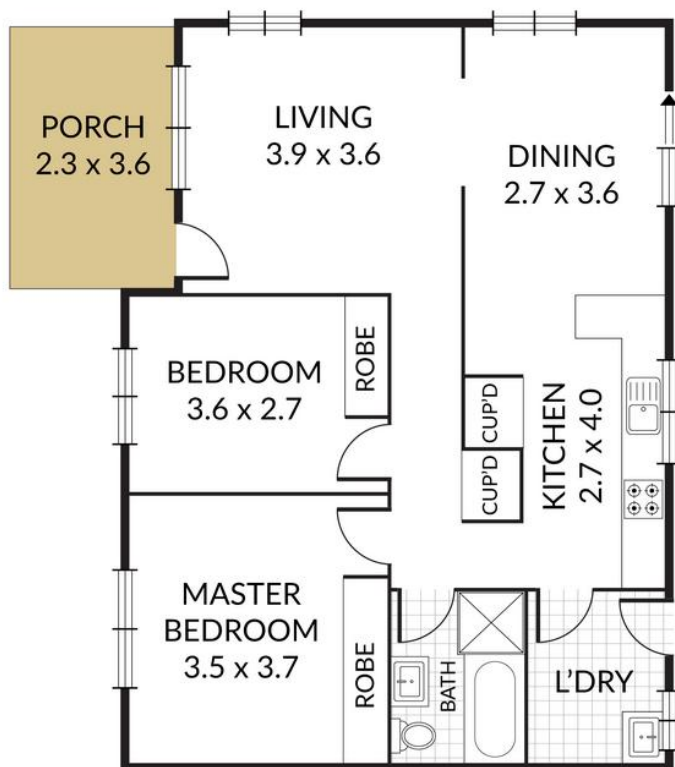
LJ Hooker Wyong
(02) 4353 2200

Internal 75m² External 8m² Total 83m²

1/6 Joyce Avenue, **Wyang**



2 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.



LJ Hooker Wyong
(02) 4353 2200

Disclaimer: 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.