



12 Investigator Avenue, Yagoona

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Contemporary Living Meets Lifestyle Convenience

Near-new and impeccably designed, this stunning duplex at 12 Investigator Avenue, Yagoona offers the perfect balance of modern style, space, and convenience. This Stunning Double Brick Duplex has been thoughtfully crafted for families seeking low-maintenance luxury, investors looking for a prime opportunity, or buyers wanting a home that's ready to enjoy with nothing more to do.

FOR SALE

Auction Guide: \$1,300,000

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Property Features:

- Near-new duplex in a whisper quiet location
- Double Brick + Concrete Slab
- Five bedrooms in total - including a convenient downstairs bedroom and four generous upstairs bedrooms, with the master featuring a walk-in robe and ensuite
- Upstairs living / potential 5th bedroom for added flexibility
- Stylish modern kitchen with island bench, pantry, and quality finishes
- Expansive family and dining area flowing to alfresco entertaining space + built-in BBQ
- Multiple bathrooms, including an ensuite plus guest powder room downstairs
- Garage + gym/rumpus room providing extra utility space

All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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- Balcony access from upstairs bedrooms
- Sleek, contemporary facade with low-maintenance landscaped surrounds
- Private grassed yard - perfect for kids and family enjoyment

Location Features:

- Directly opposite Lincoln Reserve —parklands at your doorstep
- 850m to Yagoona Station & shops for trains, cafes, and daily conveniences
- 2km to Bankstown Central & Bankstown CBD for shopping, dining, and entertainment
- Close to Condell Park High School, Bankstown West Public School, & St Brendans
- Minutes to Bankstown Sports Club and local sporting fields
- Easy access to major arterial roads including Hume Highway and Stacey Street

This is more than just a home - it's a lifestyle upgrade. With a location that connects you to green spaces, transport, schools, and shopping, paired with a near-new build designed for modern living, 12 Investigator Avenue represents a rare opportunity to secure long-term value in one of Yagoona's most convenient pockets.

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 DETAILS

Property ID	10U4F8E
Property Type	DuplexSemi-detached
Land Area	281.2 m2
Including	Toilets (4)
	Balcony
	Gym
	Built-in-Robes
	Secure Parking

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