

**33 Leavenworth Drive, Mount Austin, NSW 2650**

**House For Sale**

Wednesday, 6 December 2023

**MACARTHUR**  
REAL ESTATE

33 Leavenworth Drive, Mount Austin, NSW 2650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 657 m2**

**Type: House**



Gill Davies

**\$440,000 - \$450,000**

Seize the moment and invest in a prime property that speaks value and promise. This property offers more than just a place to call home it's an investment opportunity tailored for astute investors.- Currently leased until 28/9/24 at \$450 per week, yielding an impressive 5.25% gross return - Offering a good sized master bedroom, the remaining bedrooms feature built in robes- Combined kitchen, living and dining area perfect for entertaining the entire family- Boasting a renovated family bathroom- Addition of electric security shutters, giving you peace of mind- Close proximity to all amenities, including schools, and transport ensures sustained appeal for tenants- The home requires minimal maintenance, allowing you to maximise profits without added expenses eating into your returns.Don't miss out on this golden investment opportunity. Reach out to schedule your private viewing.Council Rates: \$1,816 per annum\*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.