

**8 Julie Crescent, St Clair, NSW 2759**



**Sold House**

Saturday, 23 September 2023

8 Julie Crescent, St Clair, NSW 2759

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 628 m2**

**Type: House**



Ryan Heath  
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Sid Elias  
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**\$935,000**

LJ Hooker Colyton St Clair is proud to present this fantastic 5 Bedroom, 2 Bathroom property that sits on 628m<sup>2</sup> of land located in a quiet cul-de-sac street in St Clair. This property is the ideal secure investment, currently tenanted to a well known leader in the disability services industry. The organisation has been operating for over 40 years and is more than happy to stay on at the property. They have signed a 3 year lease at \$650pw. Lease expires in Feb 2026. This is a stress-free, set and forget investment for the astute investor. Alternatively large families can benefit by using the first 3 years of income to help pay off the mortgage, before moving into the property!Property Features include:- 5 Bedrooms all with built-in robes- 2 Bathrooms- Fireplace- Large kitchen and dining room- Split system A/C- Updated Bathroom- Large covered outdoor entertaining area / BBQ area- Hybrid timber flooring throughoutFor more information please contact Ryan Heath on 0478 112 310.Disclaimer: Disclaimer: We have been furnished with the above information, however, LJ Hooker gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.