

**98 Edmondson Avenue, Austral, NSW 2179**



**House For Sale**

Friday, 14 June 2024

98 Edmondson Avenue, Austral, NSW 2179

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Chelsea Mifsud  
0296064311



Samuel Moscabenny  
0296064311

**\$775,000**

Convenience style and ease! With all essential amenities at your doorstep this is perfect for first home buyers, downsizers, or investors. Offering a superb opportunity to purchase in the booming suburb of Austral. Featuring the following qualities:- Bedrooms with built-in mirrored robes, master bedroom with large ensuite- Spacious and light filled living room- Functional kitchen and dining area- Sleek main bathroom with wall hung vanity and additional downstairs powder room- Alfresco overlooking low maintenance backyard- Year round comfort with ducted air-conditioning and downlights throughout- Ideal investment opportunity with an approximate rental yield of 4.2% with no strata. Enjoy all amenities at your doorstep including a brief walk to bus stops, Leppington Train Station, Leppington Shopping Village, Austral Shopping Centre, various schools, sporting field/park, Austral Bowling Club and only 15 minutes to the future Western Sydney International airport. Act now - this opportunity won't be on the market for long! Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.