



131 Passiflora Avenue, DENHAM COURT, NSW 2565

Ideal for First Home Buyers and Investors

An excellent opportunity for first home buyers or savvy investors seeking a quality home in a thriving location. With a potential rental return of approximately \$650 per week, this well-positioned terrace offers both lifestyle and value with no strata fees.

Built just four years ago, the home has been beautifully maintained and is ready for its next chapter - simply bring your furniture and move right in.

Inside, the home opens with a welcoming lounge or sitting room, perfect for quiet relaxation or greeting guests. This flows effortlessly into the open-plan main living zone, where you'll find space for both a dining area and a second lounge. The modern kitchen features ample bench space, generous cabinetry, and a walk-in pantry - making cooking and storage a breeze.

Upstairs, you'll find two generously sized bedrooms, both fully carpeted and complete with built-in storage. The main bedroom enjoys park views over the new Denham Court Park and includes its own private ensuite for added comfort.

Step outside to a covered pergola area with built-in gas points, perfect for Sunday

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 98P2012

AUCTION DETAILS

10:30am, Saturday August 16th, 2025

CONTACT DETAILS

Leppington

Shop 4.04 / 5 Emerald Hills Boulevard
LEPPINGTON, NSW
02 8797 3177

Frank Polistina
0407 406 673

BBQs and year-round entertaining. The low-maintenance grassed yard leads to an oversized single garage with remote access, offering secure parking and additional storage.

Key Features:

- No strata fees
- Potential rental return of approx. \$650 per week
- Two spacious bedrooms, main with ensuite
- Two living areas + covered outdoor entertaining
- Remote-control garage via rear lane access
- Walking distance to parks and local amenities
- Only 4 years old and immaculately maintained

Don't miss your chance to secure a well-appointed home in one of Denham Court's most desirable pockets.

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows, Roller Door Access

- Bedrooms: 2
- Bathrooms: 2
- Single garage
- Ensuite











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Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.