



## 77 Camden Street, FAIRFIELD HEIGHTS, NSW 2165

### Rare Multi-Dwelling Investment Opportunity

Offered to the market for the first time, 77 Camden Street, Fairfield Heights presents an exceptionally rare opportunity to secure four townhouses on one title in a tightly held and highly convenient location.

Whether you are an investor, SMSF buyer or long-term asset holder, this outstanding property delivers immediate income, future upside and strong long-term potential.

Currently returning approximately \$113,000 per annum, the property is considered under market rental value with the potential to achieve approximately \$145,000 per annum.

All four townhouses are well maintained and occupied by long-standing tenants, with several residents having called the property home for more than 15 years - providing excellent stability and consistent income from day one.

Property features include:

**TYPE:** For Sale

**INTERNET ID:** 98P2164

**SALE DETAILS**

**\$3,300,000**

**CONTACT DETAILS**

**Leppington**

Shop 4.04 / 5 Emerald Hills  
Boulevard

LEPPINGTON, NSW

02 8797 3177

**Frank Polistina**

0407 406 673

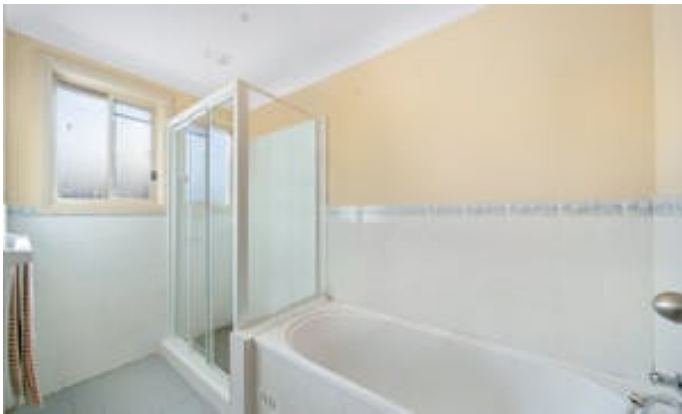
- 2 x double-storey 3-bedroom townhouses with 1 bathroom, second toilet, lock-up garage and additional car space
- 1 x single-storey 2-bedroom townhouse with lock-up garage and additional car space
- 1 x single-storey 3-bedroom townhouse with lock-up garage and additional car space
  
- Spacious backyards to all four residences
- Strong existing rental return with future rental upside
- Tightly held family asset for almost 30 years

Positioned within close proximity to local schools, shops, public transport and major amenities, opportunities of this calibre are incredibly hard to find.

For further information, please contact Frank Polistina

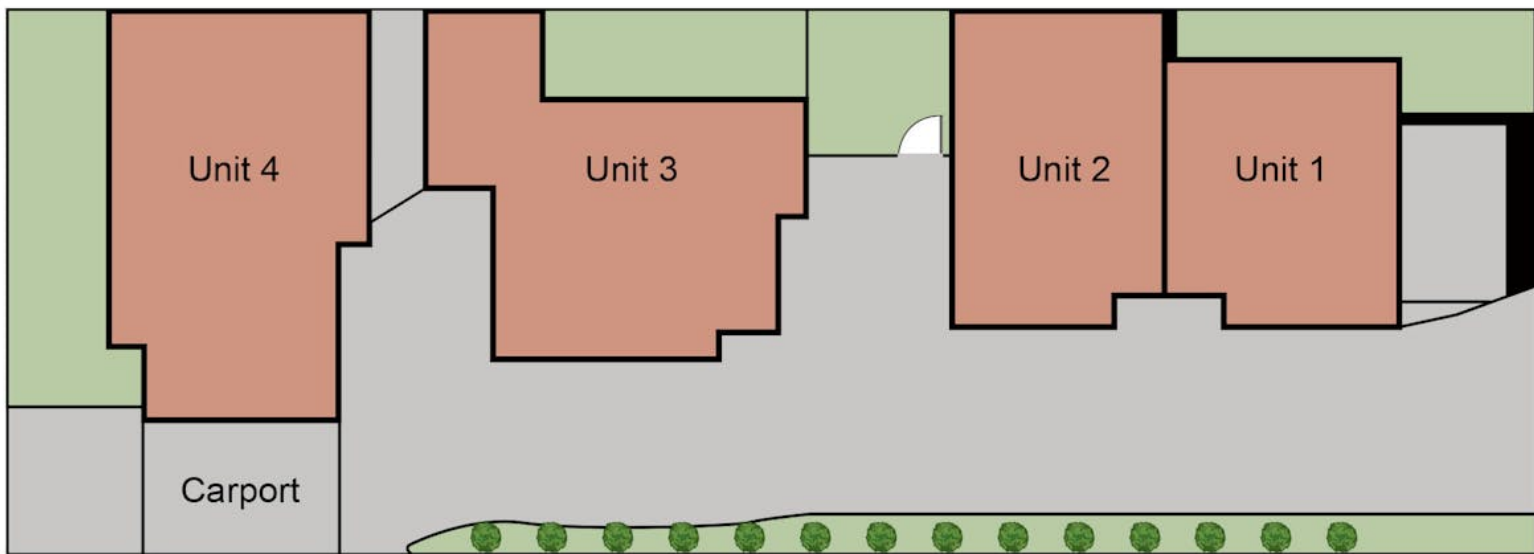
- Land Area 1,144.00 square metre
- Bedrooms: 11
- Bathrooms: 4
- Car Parks: 4
- 4 car garage











**77 Camden St  
Fairfield Heights 2165**

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.

