





38 Downes Crescent Currans Hill NSW

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Sitting high and sunbathed in a peaceful street, this proudly maintained three bedroom home promises a well-rounded investment or market entry point. Complete with quality tenants in place, the property brims with versatile appeal open, air-conditioned interiors, easily cared-for finishes, and a north-facing backyard with attractive tiered lawns display a profound understanding of family dynamics. A wonderfully practical one-level layout, mature garden landscaping, and adjacent laneway access to Currans Hill Park blend essential comfort elements with covetable convenience.

- Excellent rental yield with current tenancy returning \$460 per week
- Bright, beautifully sized family living zone boasting split-system a/c
- Separate spacious dining area to rear with flowing

Price : \$ 570,000
Building Size : 14 sqm
Land Size : 577 sqm
View : <https://www.holmesrealestate.com.au/sale/nsw/macarthurcamden/currans-hill/residential/house/5397322>



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Boundaries and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for illustrative purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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