

# DUAL LIVING

## For Sale

### HOUSE & LAND PACKAGES

 5  3  3  2  
Floor Size: 270m<sup>2</sup>

## PAPAMOA

**\$1,730,000**  
Reference: 5402091101

### 5% LEASEBACK SHOWHOME + POOL + GRANNY FLAT

Exceptional Show Home investment opportunity – 5% Leaseback Return. This 270m<sup>2</sup> two-storey home includes a self-contained 1-bed granny flat for dual income potential. Set on a 386m<sup>2</sup> site, it comes fully landscaped with a stunning 5x2.3m Narellan pool and Archishade pergola.

#### Quality House & Land Package:

**Main Home** — 4 Bedrooms, 2.5 Bathrooms, Open plan Living, Separate Lounge and a Double Garage — [Rental appraisal \\$850-\\$950/wk](#)

**Granny Flat** — 1 Bedroom, 1 Bathroom, Open plan Kitchen/Lounge — [Rental appraisal \\$380-\\$420/wk](#)

- Designer kitchen with Bosch appliances and stone benchtops • Gas cooking & hot water
- Timber laminate & Jacobsen carpet • Ducted heating system • Fully tiled ensuite shower
- Feature walls (brick, timber, vgroove) • 10 Year Master Builders Guarantee

Guaranteed 5% leaseback return, \$86,500 p.a. for 12 months. Plus 2x 6-month rights of renewal. All outgoings (rates, power, water, insurance) covered.



July 2025 - valid for 30 days



Call us today to find out more about this and our full range of home designs  
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