



7 Pierce Street Niagara Park, NSW



### Exceptional Dual-Income Property

Experience easy, flexible living in this well-presented dual-occupancy property, superbly positioned in a quiet and convenient pocket of Niagara Park. Offering an updated three-bedroom brick home at the front and a modern two-bedroom granny flat at the rear, this versatile residence delivers an ideal blend of comfort, functionality, and strong investment potential-perfect for families, multi-generational living, both dwellings currently tenanted with a combined gross rental return of \$1,130.00 per week..

**Price:** \$1,150,000  
**Council Rates:** \$554.70 p/q  
**Water Rates:** \$549.09 p/q



**Adrian Knight**

0410 407 188



**Jake Smith**

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7 Pierce Street,  
Niagara Park



7a Pierce Street



Main Residence

INTERNAL: 146sqm  
EXTERNAL: 88sqm

PLEASE NOTE: These Floorplan + Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy; sizes and dimensions are approximate, actual may vary.

