



45 Wedgetail Crescent Boambee East, NSW



Leased Investment ? \$660/week | Act Quickly

Currently leased at \$660 per week until November 2026, this property offers an immediate income stream with the flexibility to continue as a set-and-forget investment or move in down the track.

Positioned in a convenient and sought-after pocket of Boambee East, this well-maintained villa presents a smart opportunity for investors looking for stable returns and long-term potential.

The home features a functional layout with comfortable living and dining zones, complemented by a practical kitchen and easy flow to a private outdoor area. Low-maintenance in design, it's ideal for tenants and ensures ongoing appeal in the rental market.

Accommodation includes three bedrooms with built-in robes, serviced by a central bathroom, while the overall layout offers simplicity and comfort for everyday living.

Set within close proximity to schools, shops and essential amenities, the location continues to attract strong rental demand.

Investment property-clear instructions to sell. Strong interest expected, act quickly to secure....

Price: \$799,000 - \$829,000

Council Rates: \$807.25 p/q



Lisa Covelli

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45 Wedgetail Cres
Boambee East, NSW 2452



Ground Floor



INTERNAL : 143.4 m²
EXTERNAL : 19.2 m²

First Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.