

15 Curley Crt Ct, Thurgoona, NSW 2640

Guide - \$769,000

House 4 2 2



OFF Market - Quality Investment with Immediate Income

Positioned in one of Thurgoona's consistently strong rental locations, this quality four-bedroom residence presents an outstanding opportunity for investors seeking immediate returns and long-term capital growth.

Currently leased at \$585 per week until April 2027, the property provides an instant income stream, with rental expectations upon renewal estimated in the vicinity of \$620-\$630 per week.

Designed for comfortable family living, the home offers a formal lounge together with a spacious tiled family and meals area. The well-appointed kitchen features generous bench space, a quality Smeg freestanding gas cooker, dishwasher and excellent storage, making it both practical and appealing to quality tenants.

The master bedroom enjoys its own ensuite and built-in robes, while the remaining three bedrooms also include built-in robes and are serviced by a central bathroom, separate toilet and full laundry. Ducted gas heating and ducted evaporative cooling ensure year-round comfort.

Outside, the secure 599sqm allotment provides plenty of space for children and pets, complemented by a covered alfresco entertaining area that further enhances tenant appeal. A double lockup garage features direct access to the kitchen, plus through access into the rear yard for further storage, adding to the convenience.

Conveniently located within minutes of Charles Sturt University, schools, public transport and the ever-expanding Thurgoona Shopping Centre, residents enjoy easy access to supermarkets, medical facilities, pharmacies, childcare centres, caf  s and a growing range of professional services.

With proposed superannuation changes due to commence following 10 August 2026, this property may also appeal to buyers considering the purchase of quality residential property through their Self-Managed Super Fund (SMSF), subject to obtaining appropriate financial and legal advice.

Whether you're adding to an existing portfolio or seeking a quality investment with reliable returns, 15 Curley Court represents an opportunity well worth your consideration.

Open for Inspection

By Appointment.

Listed By

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