






**90 Ninth Avenue Austral NSW**

7  3  3 

**Price** : \$ 3,000,000

**Land Size** : 3 Acres

**View** : <https://www.acreagesales.com.au/2372803>



**Edwin Borg**  
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### Zoned R2 Residential - 3 Excellent Acres - Two Homes

Located within the heart of Austral, the opportunity has now arrived to purchase approx. 3 excellent acres (approx. 1.21 Ha) with approximately 80m of street frontage and two completely separate brick veneer homes, which could produce an approximate combined rental income in the vicinity of \$55,000 Per Annan.

The main home provides a nice and spacious layout, complete with 4 good-sized bedrooms, each with large built-in wardrobes, plus an en-suite and walk-in robe to the main. Further features include a massive triple garage, reverse cycle ducted air-conditioning and a good-sized pergola/entertainment area just to name a few.

There's also a second neat and tidy 3 bedroom home offering exceptional potential for the smart investor. With updated internals and separately fenced yard, plus an in-ground swimming pool, large pergola area and a double carport, this little gem is ready to go.

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospect purchasers are to rely on their own enquiries.