

VIVEK UPPAL @realty

SOLD

SOLID DOUBLE BRICK UNIT , SMALL COMPLEX, FIRST FLOOR, 10 MIN WALK TO STATION, RENTAL APPRAISAL \$480 PER WEEK, BIG 29 SQM GARAGE!!!

BEST Value for money in Western Sydney !!!

77 sqm apartment + 29 sqm garage = Total 106 sqm

Very Affordable First Home Buyer to keep your mortgage low or Great Cashflow/Yield for an Investor!

Strata \$1220p/q, Council rate \$372p/q, Water \$177p/q

Step into solid affordable and simple living with this neat 2-bedroom unit positioned on the first floor of a well-maintained complex in vibrant Wentworthville. This "old school" designed residence offers the perfect blend of modern convenience and comfortable living, making it an ideal choice for first-home buyers, downsizers, or savvy investors looking to capitalise on this sought-after location just 27 kilometres west of Sydney's CBD.

The heart of this home features a welcoming lounge area that flows seamlessly throughout the unit, creating an inviting atmosphere for both relaxation and entertaining. Both bedrooms are generously proportioned and enhanced with built-in wardrobes, providing excellent storage solutions while maintaining clean, uncluttered lines. The single bathroom is well-appointed and perfectly positioned to service the entire home with ease and functionality. Both the bathroom and kitchen allow you to add your creativity and financial equity uplift via a renovation as per your convenience. The current state of the bathroom and kitchen is original and functional.

Modern comfort is assured with split-system air conditioning ensuring year-round climate control, while the intercom system provides added security and convenience for residents. The unit comes equipped with pay TV access and broadband internet availability, catering to today's connected lifestyle needs.

- First floor positioning offers privacy and elevated outlooks

2 BED | 1 BATH | 1 CAR

PRICE: \$450,000

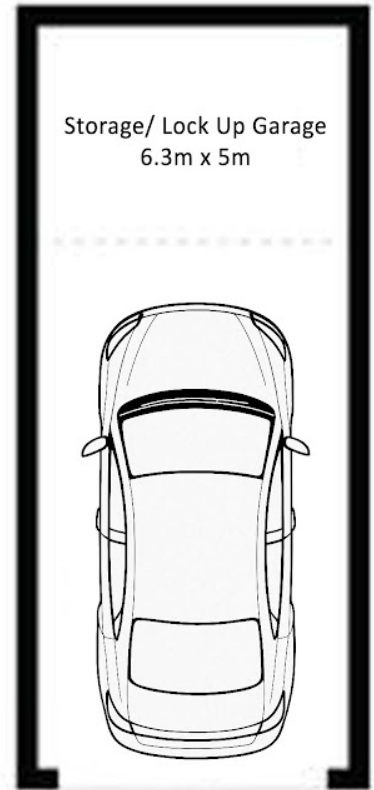
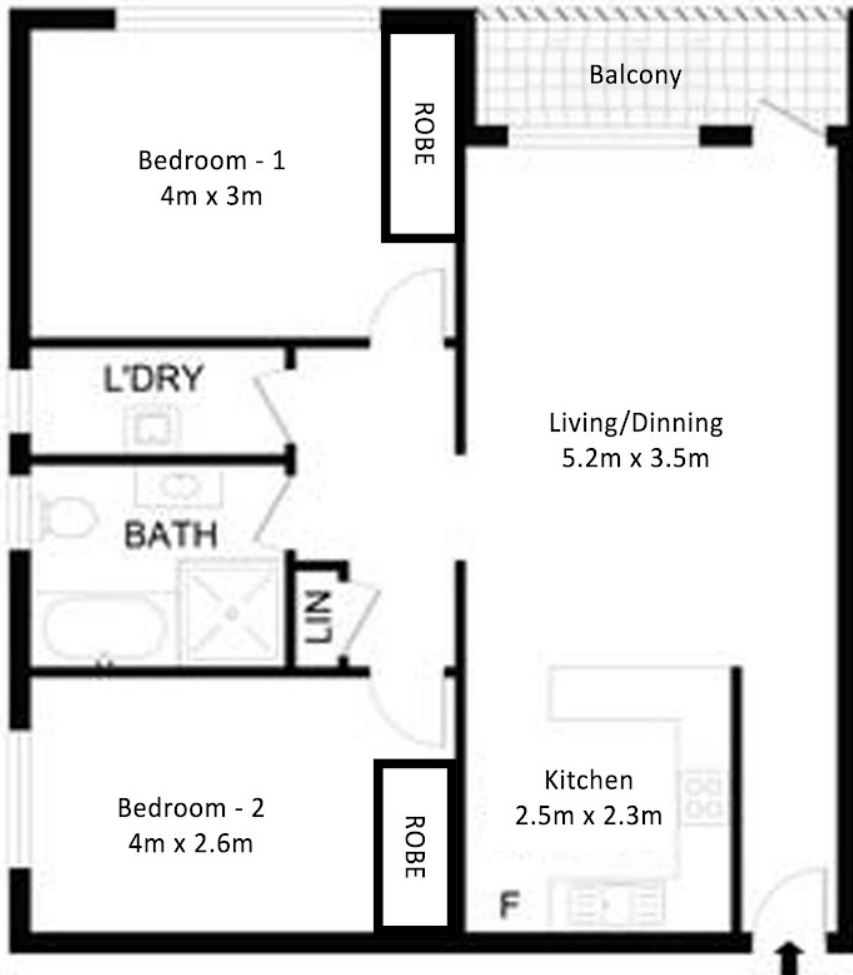
OPEN FOR INSPECTION: N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

buyers should verify details independently.