



16/21-23 Chelmsford Road, SOUTH WENTWORTHVILLE, NSW 2145

Extra Large villa In Quiet Location - Affordable Price Range!

The generous proportions of its large open plan living areas, complimented by the extra tall ceilings throughout, set this villa apart from others on the market.

Tucked away at the rear of a quiet and friendly complex, its privacy is further enhanced by having only one common wall.

Inside, you'll also find a great sized kitchen equipped with gas cooktop, 2 large bedrooms with built-in wardrobes, a full size laundry with additional toilet and a lock up garage with internal access to the home.

The rear courtyard offers a combination of paved area, lawns, and enough room for gardeners to create their own vegetable gardens.

Positioned in a quiet street, within walking distance to the Aldi supermarket, local shops and bus services to Parramatta, the location is the perfect blend of convenience and tranquillity.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 115P10971

SALE DETAILS

\$650,000 to \$690,000

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Nick Bardon

0409 900 237

With further potential to add value by making your owner cosmetic updates, this affordably priced opportunity makes total sense for first homebuyers, downsizers and astute investors.

Further Information & Inclusions:

- + 2 bedroom villa in quiet and private setting
- + Larger than normal living areas
- + Newly repainted throughout
- + Generous kitchen with natural gas cooktop
- + Split system air-conditioning & gas heating connection
- + Built-in wardrobes in both bedrooms
- + Ceiling fans in both bedrooms & living room
- + Gas hot water
- + Separate laundry room includes 2nd toilet
- + Garage with Internal access
- + Private & low maintenance rear courtyard
- + Only one common wall (on garage & laundry)
- + Level entrance with no stairs
- + Total Size: 156m² on title

Location Highlights:

- + 100m walk to 809 bus stop to Pemulwuy Marketplace shopping centre & Merrylands
- + 750m walk to Aldi supermarket
- + 1.3km to Ringrose Public School
- + 1.9km to Wentworthville Train Station
- + 10 minute drive to Westmead medical precinct
- + Easy access to M4 motorway

Contact:

Nick Bardon: 0409 900 237

Krish Pancholi 0448 020 653

Disclaimer: Some images have been digitally enhanced with furnishings.

All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries.

- Land Area 156.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage





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Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
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