



43 Alto Street, SOUTH WENTWORTHVILLE, NSW 2145

SOLD BY MATT BARHAM

House, Granny Flat & Duplex Site â## What More Could You Want?

This impressively presented home complete with a council approved granny flat offers a versatile, dual accommodation design that is perfect for investors, families looking for in-law accommodation, first home buyers wanting assistance with the mortgage repayments or duplex developers looking for their next project.

- + 3 large bedrooms, main with built-in-robe and air-conditioning.
- + Open plan living with air conditioning and gas heating provisions.
- + Gas kitchen with breakfast bar.
- + Well maintained bathroom plus 2nd toilet.
- + Generous size pergola, ideal for entertaining, overlooking the landscaped gardens.
- + Wide side access through security gates to the rear yard.
- + 71sqm, 2 bedroom granny flat with open plan living and kitchen, air-conditioning,

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: Sold

INTERNET ID: 115P11717

SALE DETAILS

\$1,220,000

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Matt Barham

0414 407 816

bathroom, laundry and separately metered electricity.

+ 695.6sqm block with a 15.24m frontage clear of any easements provides an easy duplex development site in the future (subject to Cumberland Council approval).

Perfectly located on a highly sought after street with walking distance to Hilltop Road Primary School, local shops, parkland and transport options ensures the only way to genuinely appreciate and understand this unique home is by your own personal inspection.

Council Rates = \$494.00 per quarter

Water Rates = \$167.00 per quarter

Land Size = 695.6sqm

Disclaimer: 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 695.60 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 1







