

9/44 Ferndale Close, CONSTITUTION HILL, NSW 2145

SOLD BY ALEX GEORGIU

Alex Georgiou & Nick Bardon of Elders Real Estate Toongabbie are proud to present for sale, 9/44 Ferndale Close, Constitution Hill. This 3 bedroom, 1 bathroom single level villa situated in a prime location of Constitution Hill, is the perfect mix of function and practicality.

Designed to maximise the internal living spaces with an open floor plan, and boasting natural sunlight with its north facing aspect, on offer is incredible flexibility & size perfect for first home buyers, investors and downsizers alike.

This perfect starter home offers 3 well sized bedrooms with built in wardrobes, split system air conditioning, a centrally located kitchen, spacious 2-way bathroom, internal laundry, timber floors throughout, a tranquil outdoor deck leading to a private backyard and internal access from the garage into the house.

Investors take note: Currently leased to outstanding tenants for \$420 per week on a month-to-month basis. (Potential rental return in line with current market conditions \$530 per week).

TYPE: Sold

INTERNET ID: 115P12620

SALE DETAILS

\$670,000

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou
0432 578 968

Further Information & Inclusions:

- + 3 bedrooms plus built in wardrobes
- + 2 way bathroom
- + Centrally located kitchen
- + Large living room & dining room spaces
- + Split System A/C
- + Timber floorboards throughout
- + Large garage & additional storage solutions
- + North facing aspect
- + Ideal first home or investment

Location Highlights:

- + 550m to Toongabbie East Public School
- + 800m to Constitution Hill local shops
- + 240m to Tway Bus stops
- + 450m to Richhill Park
- + 2.7km to Westmead Health Precinct
- + 4.2km to Parramatta CBD

Council Rates: \$316.20 per quarter

Water Rates: \$173.29 fixed per quarter

Strata levies: \$893 per quarter

Total size: 180sqm

Contact:

Alex Georgiou - 0432 578 968

Nick Bardon - 0409 900 237

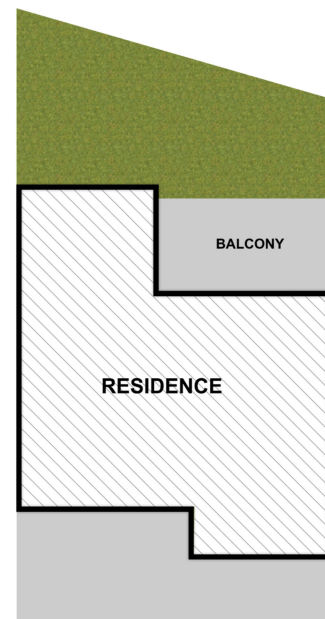
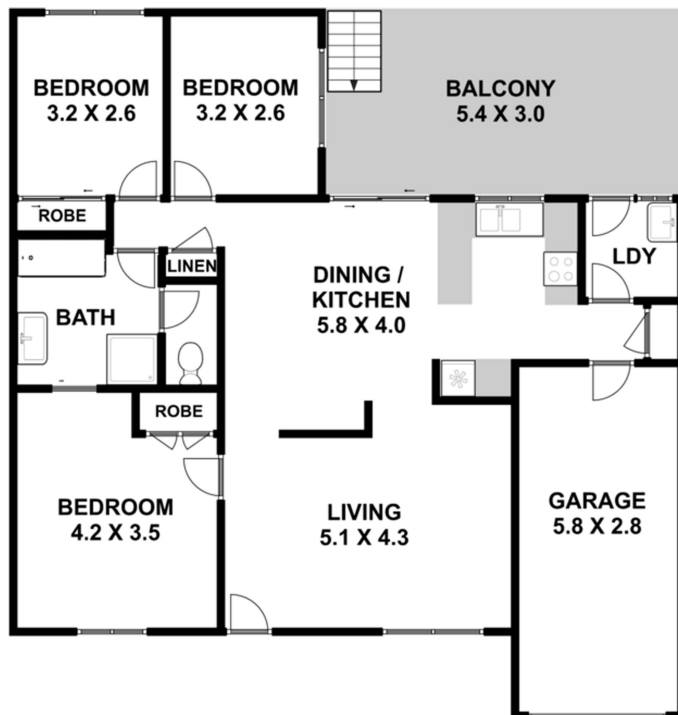
Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Interested parties should rely on their own enquiries.

- Land Area 180.00 square metres
- Building Area: 3.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage





9/44 Ferndale Close, Constitution Hill



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