



2/367-371 Wentworth Avenue, TOONGABBIE, NSW 2146

Exceptional Tri-Level Townhouse Living

Perfectly positioned in a unique Tri-Level townhouse complex, 2/367-371 Wentworth Avenue offers a lifestyle of comfort and convenience-ideal for first home buyers, young families, or investors alike.

This perfect starter home offers 3 bedrooms with built in wardrobes and ceiling fans, ducted air conditioning, a well-proportioned floorplan, generous sized kitchen including breakfast bar & stainless-steel natural gas appliances, 2 bathrooms including a 3rd washroom downstairs, large internal laundry, and internal remote access from the large garage into the townhouse.

There is also a quiet & private courtyard, making it a perfect space for entertaining family & guests.

Conveniently located & street facing, within a complex of 17 townhouses, you can enjoy all the convenience of local shops, cafes, parks, and transport just moments away.

Investors take note: Rental potential \$750 - \$800 per week

TYPE: For Sale

INTERNET ID: 115P13769

SALE DETAILS

Price Guide \$875,000

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou
0432 578 968

Property Features & Inclusions:

- + 3 large bedrooms with built in wardrobes & ceiling fans
- + Large open style floorplan
- + 2 full sized bathrooms' (washroom located on each level)
- + Large kitchen with modern appliances & natural gas 4 burner cooktop
- + Ducted air conditioning equipped
- + Tiled living areas downstairs w/carpeted upstairs
- + Large garage with internal access & an additional car space
- + Paved, private courtyard
- + Multiple storage solutions
- + East/West facing aspect

Location Highlights:

- + 1.4km to Toongabbie West Public School
- + 900m to Well Balanced Kids Early Learning Centre
- + 2.2km to Toongabbie Christian College
- + 1.7km to Woolworths & Portico Plaza
- + 950m to Toongabbie Train Station
- + 850m to Pendle Hill Train Station
- + 1.6km to McCoy Park

Free Strata Report available on request

Council rates: \$345.80 per quarter

Water Service charge: \$204.13 per quarter

Strata Levies: \$780.00 per quarter (incl \$180 capital works fund)

Total Size: 207sqm (164sqm internal)

Alex Georgiou 0432 578 968

Lachlan Ackroyd-Broadbere 0418 310 385

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. Some images have been digitally rendered for marketing purposes.

- Land Area 207.00 square metres
- Bedrooms: 3

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.

- Bathrooms: 2
- Car Parks: 1
- Single garage



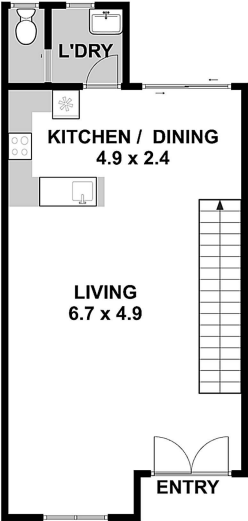


2 / 367-371 Wentworth Avenue Toongabbie

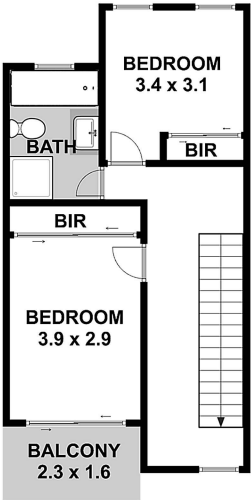
Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



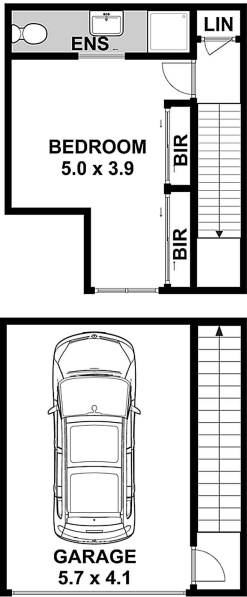
1st Level



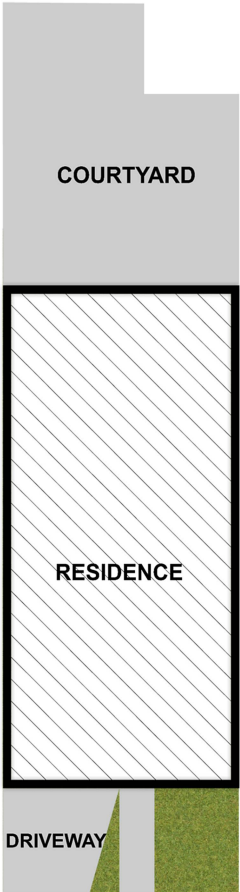
2nd Level



3rd Level



Lower Level



- 3
- 2
- 2