



22 Dorothy Street, WENTWORTHVILLE, NSW 2145

A Duplex Of Grand Proportions

Situated within the highly regarded Darcy Road Public School catchment, this modern 5 bedroom, 3 bathroom duplex is a feature packed home not to be missed.

On offer are 4 bedrooms upstairs, 1 bedroom downstairs all with built in wardrobes, 3 bathrooms including an ensuite to the master & also guest bedroom downstairs, dual zone ducted air conditioning, large central kitchen, natural gas cooktop and dishwasher, large alfresco area, dual balconies, Hybrid timber floors upstairs, automatic garage & a dual zone alarm system.

Buyers will be impressed with the grand scale & high-quality finishes, all within close proximity to all amenities.

Investors take note: Rental potential of \$1,100 - \$1,200 per week

Property Features & Inclusions:

+ 5 bedrooms all with built in wardrobes

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: Auction

INTERNET ID: 115P14313

AUCTION DETAILS

1:30pm, Saturday
December 13th, 2025

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou
0432 578 968

- + Multiple indoor/outdoor living spaces
- + 3 bathrooms including main with ensuite
- + A 4th wash closet located downstairs
- + Dual zone ducted A/C
- + Kitchen equipped with gas cooktop
- + 40mm stone benchtops
- + Timber fireplace
- + Gas bayonets for added heating options
- + Multiple storage solutions
- + Grand internal 2.7m ceiling height downstairs
- + Large alfresco space
- + Automatic garage with internal access
- + East facing aspect
- + Dual zone alarm system

Location Highlights:

- + 450m to Darcy Road Public School (in catchment)
- + 650m to Pendle Hill High School (in catchment)
- + 100m to Parsons Park
- + 450m to 709 Bus service on Darcy Road
- + 1.7km to Pendle Hill Train Station
- + 1.5km to Wentworthville Train Station
- + 3km to Westmead Health Precinct & Hospital
- + 4.4km to Parramatta CBD

Council Rates: \$337.60 per quarter approx

Water Rates: \$170 per quarter approx

Total Size: 329.9sqm

Free Building and Pest inspection reports available on request

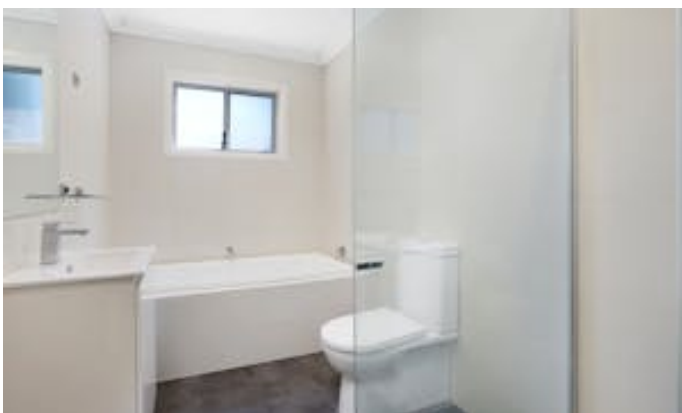
Contact:

Alex Georgiou 0432 578 968

Lachlan Ackroyd-Broadbent 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 may have been digitally enhanced.

- Land Area 329.90 square metres
- Bedrooms: 5
- Bathrooms: 3
- Single garage

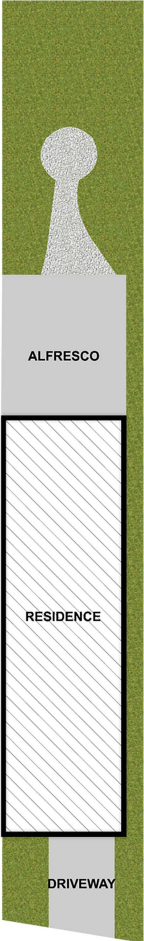




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Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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