



## 111/46-50 Dunmore Street, WENTWORTHVILLE, NSW 2145

### Live In Or Lease Out

Perfectly presented and designed to maximise liveability with a flawless interplay of light and space, this premium, 1st floor apartment offers the finest in indoor/outdoor living, positioned in an ultra convenient locale close to Wentworthville station, shops and schools.

- + Large bedroom with walk-in-robe, designated study nook.
- + Open plan living area with air-conditioning and gas heating provisions.
- + Exquisite kitchen with gas appliances, dishwasher and a generous breakfast bar.
- + Deluxe main bathroom & internal laundry.
- + Enormous and private balcony ideal for entertaining.
- + Security car space and storage cage.
- + Currently rented to a great tenant wanting to stay for \$460.00 per week.

**TYPE:** For Sale

**INTERNET ID:** 115P14515

### SALE DETAILS

**\$455,000 - \$475,000**

### CONTACT DETAILS

**Toongabbie**  
4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Matt Barham**  
0414 407 816

If you're an owner occupier wanting a convenient, cosmopolitan lifestyle or an investor

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.

wanting to enjoy a profitable rental income then you will not find better than this fantastic offering.

Council Rates: \$393.00 per quarter

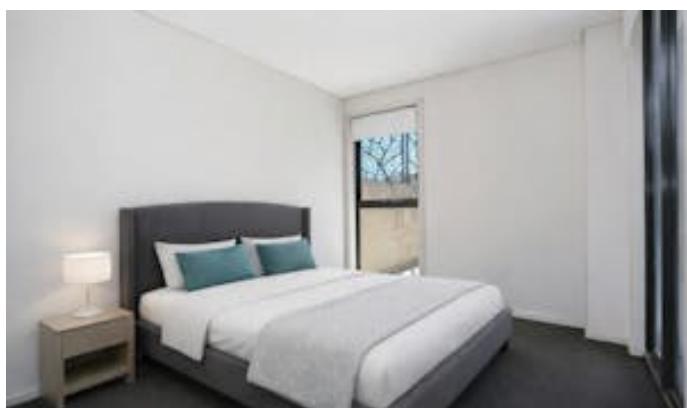
Water Rates: \$200.00 per quarter

Strata Levies: \$823.20 per quarter

Unit Size: 94sqm

**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.

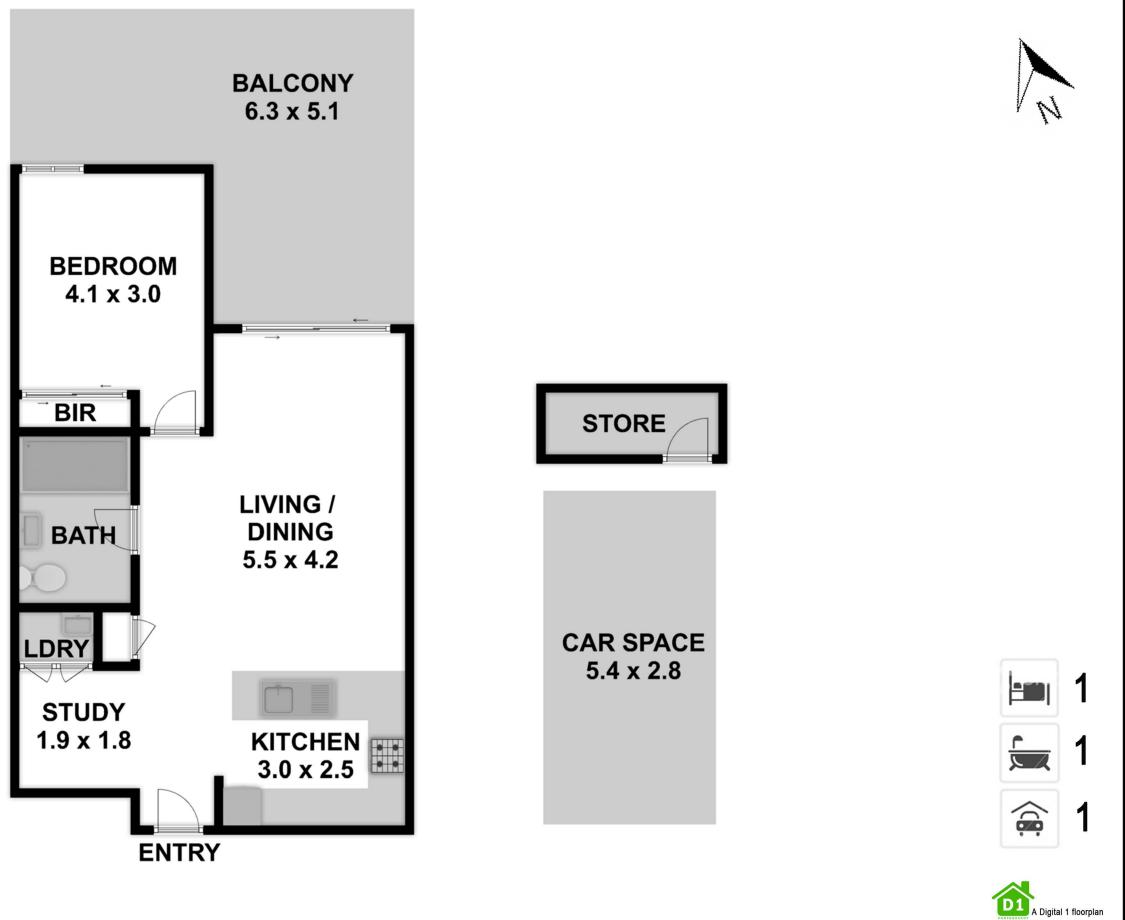
- Land Area 94.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 1



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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



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