



## 17/2 Wentworth Avenue, TOONGABBIE, NSW 2146

### High Rental Yield Investment Opportunity

This charming 2-bedroom, 1-bathroom apartment features a host of amenities guaranteed to appeal. Located on the first floor and situated in a highly sought-after area, just a short walk from public transport, it represents a remarkable opportunity that shouldn't be overlooked.

The apartment is equipped with natural gas cooking to a recently refreshed kitchen, abundant storage, split system air conditioner to living/dining areas, laminate timber flooring throughout, and a location that offers an excellent chance for newcomers to enter the Toongabbie market.

In close proximity to Toongabbie West Public School, McCoy Park, local cafes, and much more, this property is perfect for first-time homebuyers, those looking to downsize, or savvy investors seeking a low-maintenance property with a strong rental return.

Investors take note: Currently leased for \$580 per week (lease in place until December 2026)

**TYPE:** For Sale

**INTERNET ID:** 115P14574

#### SALE DETAILS

**\$445,000 - \$485,000**

#### CONTACT DETAILS

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

**Alex Georgiou**  
0432 578 968

## Property features:

- + 2 bedrooms with built in wardrobes
- + Single bathroom fitted with a shower and separate bathtub
- + Timber floorboards throughout, no carpet
- + Open style floorplan
- + Split system air conditioning
- + Internal laundry, recently renovated
- + Secure single car space with storage cage
- + Sunny NorthWest facing balconies with courtyard outlook
- + Full brick construction with Security tag and intercom entry

## Location Highlights:

- + 1.6km to Toongabbie west public school
- + 180m to Young academics early learning centre
- + 350m to Toongabbie train station
- + 400m to Portico Plaza & Woolworths
- + 550m to McCoy Park
- + 6.8km to Parramatta CBD
- + 5.8km to Westmead Health Precinct

Council rates: \$345.80 per quarter approx

Water rates: \$204.13 per quarter approx

Strata Levies: \$1424.20 per quarter approx

Total size: 92sqm (77sqm internal)

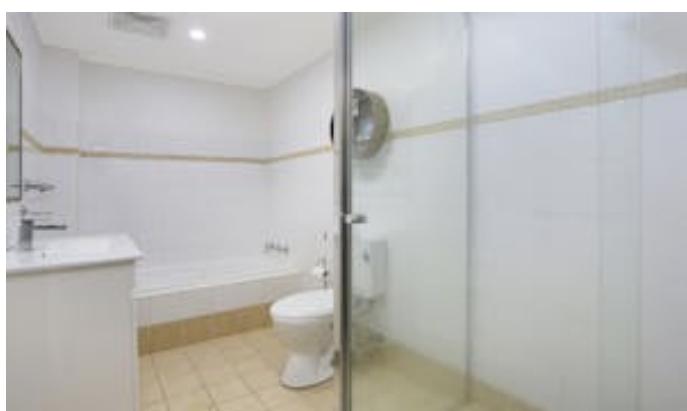
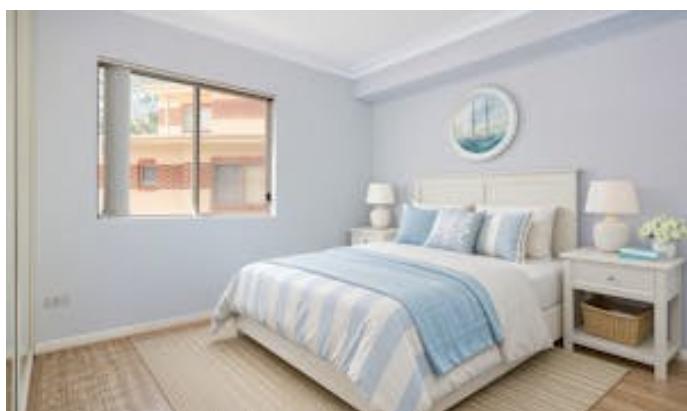
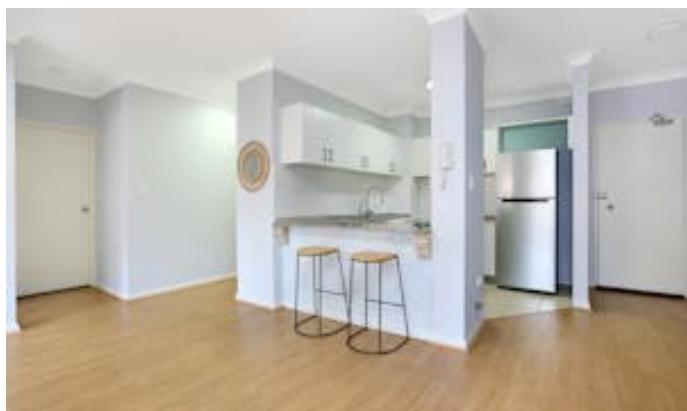
## Contact

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 may have been digitally enhanced

- Land Area 92.00 square metres
- Bedrooms: 2
- 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 rely on their own enquiries.

*Elders*

