



13 Nolan Crescent, WESTMEAD, NSW 2145

Brand New Duplex in a Prime Westmead Location

This brand-new duplex is designed for modern family living, offering quality construction, practical layout, and premium finishes throughout. Built on a solid concrete slab, the home provides a balance of comfort, space, and functionality.

The property features four well-proportioned bedrooms plus a separate study, three modern bathrooms, and two spacious living areas. High 2.74m ceilings on both levels and oversized 2340mm internal doors enhance natural light and create a sense of openness.

The contemporary kitchen is a standout, featuring stone benchtops with waterfall edges, custom cabinetry, and quality appliances with gas cooking-ideal for everyday use and entertaining.

Located in a quiet, leafy street bordering local reserves, the home offers a peaceful setting with excellent convenience. It is within walking distance to schools, shops, and Westmead Station, and only minutes to Westmead Hospital, Parramatta CBD, Light Rail, Metro, and major transport routes including the M4 Motorway and Great Western Highway.

TYPE: For Sale

INTERNET ID: 39P0829

SALE DETAILS

**PLEASE CONTACT
AGENT**

CONTACT DETAILS

Ranbir Sangha
0412 002 953

Property Features

- Brand-new architecturally designed duplex
- Full brick construction with concrete slab
- Four bedrooms plus separate study
- Two living areas
- 2.74m ceilings on both levels
- Oversized 2340mm internal doors
- Kitchen with stone waterfall benchtops and custom cabinetry
- Quality appliances with gas cooking

Stone veneer facade

- 16kW Daikin ducted air conditioning (4 zones, WiFi control)
- Bosch alarm system with CCTV provisions
- Micron video intercom system
- Covered alfresco area
- Landscaped backyard
- Secure garage with internal access

For more information or to arrange a private inspection, contact:

Ranbir Sangha on 0412 002 953

Varun Tandon on 0430 766 444

* Kindly note that a valid contact number is required in order for us to provide further information about this property. Enquiries submitted without a phone number will not be processed. We appreciate your understanding.

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Other features: Close to Shops, Close to Transport, Openable Windows

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.

- Land Area 247.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 1







GROUND FLOOR

FIRST FLOOR



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.