

**1/36 Lane Street, Wentworthville, NSW 2145**



**Sold Unit**

Wednesday, 6 September 2023

1/36 Lane Street, Wentworthville, NSW 2145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$430,000**

**GROUND FLOOR UNIT WITH GORGEOUS PARK VIEWS** Wonderful opportunity to purchase a well-presented apartment which is conveniently located close to all amenities. Property features include: • Spacious apartment located in a boutique block of 8 with security intercom • 2 good sized bedrooms both with mirrored built ins • Large bathroom with combined shower / bath • Functional kitchen with electric stove • Spacious living / dining area which opens onto a balcony overlooking treelined parklands with play areas in tranquil and peaceful surrounds • Internal laundry • Lock up garage • Perfect opportunity for the investor or owner occupier • Currently leased at \$425 per week on an expired lease term and potential to add value • Convenient to transport, Westmead hospital precinct, Western Sydney University campus along with local shops, schools and parklands. • Wentworthville public school - 700m approx. • Wentworthville train station - 600m approx. • Wentworthville shopping plaza - 500m approx. Outgoings: (per quarter approx.) Strata: \$1,215 Council: \$346 Water: \$180 **DISCLAIMER:** "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own enquiries".