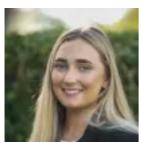
## 1/36 Lane Street, Wentworthville, NSW 2145 Sold Unit



Wednesday, 6 September 2023

1/36 Lane Street, Wentworthville, NSW 2145

Bedrooms: 2 Bathrooms: 1 Parkings: 1 Type: Unit



Emily Ranieri 0296304888

## \$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: \$346Water: \$180DISCLAIMER: "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".