

**100a Hampden Road, South Wentworthville, NSW  
2145**



**House For Sale**

Tuesday, 12 March 2024

100a Hampden Road, South Wentworthville, NSW 2145

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 281 m2**

**Type: House**



Daniel Starr  
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**Price Guide \$1,245,000 - \$1,295,000**

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 23RD MARCH 2024 Presented in crisp, as new condition, this spacious, modern duplex home is ready for immediate living. Boasting a fresh open-plan design with durable easy-care flooring and ducted air-conditioning throughout, the home enjoys a fabulous floorplan offering a bedroom and bathroom downstairs, plus a large upstairs master bathroom along with three oversized upper bedrooms. Each upstairs bedroom comes with ceiling fans and built-in robes, including a master suite with a walk-in robe, ensuite bathroom and a private balcony. Featuring a video security system with alarm, internal laundry, premium gas kitchen with dishwasher, mirrored glass splashbacks, stone bench tops and a large walk-in pantry which joins a large living room that seamlessly opens to a spacious elevated entertaining courtyard overlooking the private lawn, there is ample space for the growing family to enjoy substantial indoor and outdoor entertaining. Inclusive of a lock-up garage with internal access, everything you need is right here. Less than 200 metres to pre-school, 350 metres to bus transport, with easy access to school, shopping and the fast T-Way bus to Parramatta and Liverpool, this is one you won't want to miss.\* 4-bedroom, contemporary duplex home\* Premium open plan living with ducted air-conditioning plus alarm\* 3 oversized, fully tiled bathrooms\* Generous covered alfresco entertaining with outdoor kitchenette\* Remotely accessed lock-up garage plus driveway parking\* Council: \$355pq | Water: \$177.41pqDISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.