

**12/33 O'Brien Street, Mount Druitt, NSW 2770**

**Sold Villa**

Monday, 30 October 2023

12/33 O'Brien Street, Mount Druitt, NSW 2770

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



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**\$660,000**

Flawlessly appointed to create a comfortable, contemporary ambience, this spacious villa offers a practical design with three bedrooms, two bathrooms and a private entertainers' yard. It ensures a high-growth investment or first home opportunity with space for a young family to work, grow and entertain. The property is nestled within a quiet complex with low strata fees and is located moments from Westfield, Mt Druitt Station and entertainment. - Open concept design with white-washed walls and polished tiles - Stone kitchen fitted with gas appliances, dishwasher, breakfast bar - Three large bedrooms, each fitted with mirrored built-in wardrobes - Master includes an ensuite, full main bathroom with bath and shower - Ducted air-conditioning, downlights, single garage and car space - Modern, readymade investment option can attract \$500 per week - Peaceful quiet complex, ideal for buyers looking to downsize - Close to quality schools, local cafes and bistros, parks and cinemas - Moments from the Australian Islamic College and Rooty Hill Mosque  
Strata Levies: Approx. \$390 per quarter  
Council Rates: Approx. \$400 per quarter  
Water Rates: Approx. \$160 per quarter