

12/49 Methven Street, Mount Druitt, NSW 2770

Laing+Simmons

Villa For Sale

Friday, 3 May 2024

12/49 Methven Street, Mount Druitt, NSW 2770

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Ashton Hogan  
0296755566



Basel Nahas  
0296755566

## PRICE GUIDE \$450,000

Creating a readymade first home or investment prospect, this double-brick villa has been stylishly refreshed to reveal a minimalist ambience with freshly painted interiors, vinyl flooring and a modern kitchen. Ensuring a low-maintenance living environment with a private courtyard, the property can yield up to approximately \$450 per week. Just 3km from Mt Druitt Station and Westfield, it is also situated close to places of worship and Bukari Reserve. - Dual-function lounge and dining space enhanced with highlight windows- The freshly painted interiors are stylishly paired with new vinyl floorboards- Low-maintenance courtyard creates a private space to unwind/relax- Bright and airy kitchen is equipped with quality appliances and storage- Two good-sized bedrooms, full main bathroom with combined bath/shower- Double brick villa is nestled within a boutique complex, peaceful location- Hassle-free first home or investment opportunity in a high-growth location- Perfect first home or investment can attract an approximate \$450 per week- Under cover single car space, European-style internal laundry, storage space- Short stroll to St Bishoy Coptic Orthodox College and William Mason Reserve  
Strata Approx. \$480 per quarter  
Council Approx. \$400 per quarter  
Water Approx. \$150 per quarter