

**13/31-35 Boronia Street, South Wentworthville,  
NSW 2145**

**Harcourts** Kellyville

**Townhouse For Sale**

Tuesday, 19 December 2023

13/31-35 Boronia Street, South Wentworthville, NSW 2145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Jatin Jagota  
0459238762

## PLEASE CONTACT AGENT!!

Jatin Jagota and the team at Harcourts Kellyville are thrilled to present to you this stunning 3 bedrooms, 2 bathrooms single garage townhouse in the heart of the family friendly and super convenient location of South Wentworthville. This freshly painted and ready to move in home with an elegant design and layout is a perfect first family home and has all the attributes of a lucrative investment.

**PROPERTY FEATURES:** Downstairs· A spacious bedroom with built in robe· A welcoming living/family area at the entrance· Open plan kitchen with stone benchtop, gas cooking and dishwasher· Dining area next to the kitchen opens out to the covered alfresco/entertainment area with wooden deck. A perfect spot to entertain guests· Low maintenance backyard with artificial turf· Full bathroom(shower and toilet) with modern vanities· Separate laundry room· Remote garage with internal access.Upstairs· 2 good sized bedrooms full of natural light and with built in robes· A contemporary common bathroom upstairs adjacent to the bedrooms.

**ADDITIONAL FEATURES:** Downlights in the family area at the entrance· Ducted Aircon· Tiles and wooden flooring· Plenty of storage· Side access to the backyard· Situated in a family friendly neighbourhood· Plenty of visitor parking in the complex on top of the street parking· Low strata

**LOCATION HIGHLIGHTS:**· Approximately 1.6 kilometers to Wentworthville train station· Approximately 550 meters to Aldi· Approximately 1.1 kilometers to Woolworths, grocery stores, café and restaurants· Approximately 3.8 kilometers to Westfield Parramatta and Parramatta train station· Approximately 1.2 kilometers to Ringrose Public School· Approximately 3.7 kilometers to Greystanes High School.

This exquisite family home is one of it's kind and ticks all the right boxes. Thinking of moving in your new family home this side of Christmas?? Call us today on 0459 238 762 to arrange a private inspection.

**Disclaimer:** All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries