

**14/33 O'Brien Street, Mount Druitt, NSW 2770**

Laing+Simmons

**Sold Villa**

Wednesday, 13 September 2023

14/33 O'Brien Street, Mount Druitt, NSW 2770

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Ashton Hogan  
0455334445



Andreo CruzDimaano  
0477511660

**\$645,000**

Flawlessly appointed to create a comfortable, contemporary ambience, this north-facing, free standing 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