

**17 Warra Street, Wentworthville, NSW 2145**



**House For Sale**

Thursday, 25 January 2024

17 Warra Street, Wentworthville, NSW 2145

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 916 m2**

**Type: House**



Amit Nayak  
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## Auction

Situated in one of the nicest streets in the Dorothy Mount locale, this large 4 bed plus study, sunroom and multiple living areas entertainer is the perfect family home. This immaculately presented residence boasts a versatile floorplan and updated throughout for you to move straight in and enjoy. This single level very rare large family home features: - Four large bedrooms with built-in wardrobes; Ensuite to master - Formal lounge, formal dining and separate study room on entry with an abundance of natural light- Well-designed kitchen with quality appliances, huge skylight, walk-in pantry and even a purpose-built spice drawer- Concealed storage/safe room- Sun-filled entertainment room with 6m of under bench storage- Floor-to ceiling tiles to both bathrooms; main has a bath tub- Laundry with additional built in storage space and 3rd toilet- High ceilings, LED down lights, solid timber floors throughout and instant gas hot water- 3-phase power with upgraded power points in every room- Large driveway accommodating parking for up to 4 cars - CCTV and alarm system- 24-panel solar system Featured on a popular TV program, the showcase backyard is like a playground in the safety of your own home:- 2 cubby houses, swing set, rubber walking track, basketball court, big yard to play cricket, soccer or footy- Undercover entertainment area- Privacy wall full of herbs, chili plants, blueberries and more, plus built-in seating- Converted garage with French doors - Gym/internal entertaining area or second home office/study - 4m x 3m garden shed, 5000L water tank Location highlights: 5 mins to Westmead hospital 8 mins to Parramatta CBD 6 mins to Parramatta Park 9 mins walk to train station, Bus stop at end of street 400m to Darcy Road Primary school 8 mins to Girraween High school 5 mins to McCauley and Marist schools Numerous pre-schools/day cares within 5 mins 2 mins from M4, 8 mins from M2 motorway Close to shops at Wentworthville, Pendle Hill and Toongabbie Move straight in and enjoy entertaining and watching the family playing in the safety of their own backyard- opportunities like this don't come along very often.