

**18/32 Luxford Road, Mount Druitt, NSW 2770**

Laing+Simmons

**Sold Unit**

Thursday, 19 October 2023

18/32 Luxford Road, Mount Druitt, NSW 2770

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Aman Puri  
0458101050

**\$311,000**

Located on the top floor this home offers two large bedrooms, a spacious kitchen and a lounge and dining area. With its close proximity to primary and secondary schools, a stones throw to Westfield Shopping centre and Mt Druitt Station, minutes drive to the Great Western Highway & M4, and with public transport at your doorstep. Features include: + Two spacious bedrooms + Gourmet kitchen with electric cook top and an ample amount of storage space + Open plan lounge/dining room + Family bathroom combined with a vanity and bathtub + Internal laundry + Natural colour scheme throughout and a copiousness of natural light + Single car space and intercom + Currently tenanted at \$275 per week + Water Rates: \$171 per quarter approx + Council Rates: \$380 per quarter approx + Strata Levies: \$548.55 per quarter approx For further information please contact our friendly staff on 9673 2200. Disclaimer: We have been furnished with above information, however, Laing + Simmons The Abassi Group gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.