

**2/12 O'Brien Street, Mount Druitt, NSW 2770**



**Sold Villa**

Friday, 24 May 2024

2/12 O'Brien Street, Mount Druitt, NSW 2770

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 160 m2**

**Type: Villa**



Umer Chaudhry  
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**\$565,000**

This beautifully presented villa offers free flowing interiors that extend onto a private outdoor entertaining area. Set within a sought after private section of Mount Druitt, this home is an exceptional opportunity for the first home buyer or the astute investor. Beyond the enchanting facade, lays a spacious character filled interior that both parents and children will delight in. This home uncovers quality finishes over a tastefully styled layout, catering to the entertainer and budding family, or better yet a fantastic investment opportunity with great rental yields. + Single level convenience, light filled interiors throughout + Oversized Main bedroom and remaining are well-scaled bedrooms all featuring built in wardrobes + Open plan layout provides separate living and dining area + Kitchen provides an abundance of cupboard space and gas cooking + Large main bathroom with separate toilet + Outdoor area with a low maintenance garden, ideal for entertaining + Perfectly suited to a downsizer or a young/growing family + Includes 16m<sup>2</sup> garage within the complex plus multiple visitors parking spaces + Moments from M7/M4/GWH Access + Approx 1.3km from Mount Druitt train station, Local Parklands, Mt Druitt Hospital, Mt Druitt Westfield shopping centre and a selection of private & public schools. Buyers Note - Rental Potential: Approx. \$550 - \$580 per week. Strata \$555 per qtr approx. \*\*We have obtained all information in this property from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\* lease less