

2/485 Wentworth Avenue, Toongabbie, NSW 2146



Unit For Sale

Wednesday, 22 May 2024

2/485 Wentworth Avenue, Toongabbie, NSW 2146

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Nick Bardon
0409900237



Alex Georgiou
0432578968

\$460,000 - \$480,000

In terms of sheer convenience and a prime location, it doesn't get any better than this. This absolutely affordable and highly convenient 2 bedroom apartment located within a few minutes walk to the train station and shopping centre represents an exciting opportunity for astute investors or owner occupiers who demand convenience. Being situated opposite Toongabbie train platform will save busy commuters valuable travel time, adding to the appeal of this cosmopolitan apartment. It's first floor position means there are not many stairs to climb and the light filled design includes an enormous kitchen overlooking spacious open plan living areas featuring timber laminate flooring. First home buyers and downsizers will love the low maintenance lifestyle, the proximity to shops, cafes & amenities and the affordable price. Astute business people may like to investigate the potential to capitalise on the current B2 zoning and prime location to convert the apartment into professional offices, subject to council approval. Situated within the character filled and highly sought after "Paddington Terrace" complex, this gorgeous apartment could be exactly what you've been searching for.* Investors note: Potential rental return of \$550 per week*INSPECTION ACCESS INFO: Entry to the apartment is via Wentworth Avenue, the best parking options are on either Wentworth Avenue or Cooyong Crescent. Further Information :+ 2 Large bedrooms, master with built in wardrobe+ Enormous kitchen with tiled floors & breakfast bar + Sunny and spacious open plan living and dining room + Timber laminate floors to the living areas & bedrooms+ Lock up garage with internal access to the complex+ Sunny north westerly aspect+ Security intercom+ This is one of only two apartments in the same common stairwell+ Zoned B2, which may allow for professional uses such as lawyer/doctor/dentist/office suites subject to council approval.+ 92m2 on title including garageLocation Benefits:+ 50m walk to Toongabbie train station+ 350m walk to shopping plaza & Woolworths+ 15m to bus stop to Sydney City & Parramatta+ Ideal location for commuters or people who don't driveOutgoings:+ Council Rates: \$316 Per Quarter+ Strata Levies : \$731 Per Quarter+ Water Rates : \$171 Per QuarterContact: Nick Bardon 0409 900 237 Alex Georgiou 0432 578 968 Krish Pancholi 0448 020 653Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Distances and dimensions are approximate. Interested parties should rely on their own enquiries.