

# 206/357-359 Great Western Highway, South Wentworthville, NSW 2145

## Apartment For Sale

Friday, 19 January 2024



206/357-359 Great Western Highway, South Wentworthville, NSW 2145

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Aryn Zariwala  
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Tanisha Lirani

## Contact Agent

📍 Introducing 206/357-359 Great Western Highway, South Wentworthville 📍 Step into a realm of comfort, style, and convenience! This modern home in the heart of South Wentworthville boasts 2 bedrooms, 2 bathrooms, and 1 car space, close to schools, public transport, and local amenities.📍 Key Features:1. Approx. 9 Years young Apartment with 2 good size bedrooms, built-in wardrobes, and a master ensuite.2. Sunlit interiors with large windows throughout the property, creating a warm and inviting ambiance.3. Seamless open-plan living and dining leading to a generous balcony for morning coffees or evening relaxation.4. Modern kitchen with upgraded stainless steel appliances, 20mm Caesar stone benchtop, and ample of storage.5. Enjoy year-round comfort with a reverse cycle split system.6. Elegant 1-year-old floorboards throughout the home for low-maintenance living.7. Extra security with an intercom system, basement car park, and visitor parking with a dedicated car wash bay.8. Wentworthville Public School Catchment, walk to Aldi, Office Works, and Woolworths at Wentworthville Plaza.Location Advantage:- Easy M4 access- Walk to Wenty League for footy or dining.- Proximity to Wentworthville Train Station, Shopping street, Plaza, Parks, and School.- Short drive to Murugan Temple, Parramatta Westfield, and Parramatta Park.Important Information:- Strata Levy: \$1103 pq approx.- Council Rates: \$315 pq approx.- Water Rates: \$185 pq approx.- Currently Tenanted : \$585pw- Fixed lease ending July 2024.- Potential Rental Yield: Approx. 6%Don't let this opportunity slip away! Whether you're looking for a First home or a savvy investment, contact Aryn at 0499 888 223 or Tanisha at 02 8856 2970 to explore more.DISCLAIMER: Thank You Real Estate, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries. Photos used for marketing purposes may have been digitally enhanced.