

**25A Varian Street, Mount Druitt, NSW 2770**

**McGrath**

**House For Sale**

Tuesday, 7 May 2024

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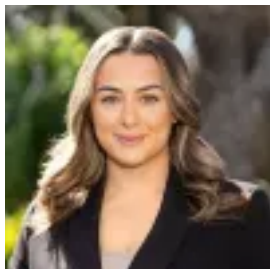
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 221 m2**

**Type: House**



Monique Layoun

0424410501

## **Auction**

Built in 2022, this low maintenance property offers the perfect blend of luxury and convenience, creating the perfect opportunity for first home buyers, downsizers or investors. Only moments to Mount Druitt Westfield and Station, this property is located within a stroll to all amenities and is one that mustn't be missed! - Three great sized bedrooms, all with built in robes and ceiling fans - Large master bedroom with modern ensuite- Open plan living and dining area with split system A/C- Modern kitchen with gas cooking and dishwasher- Luxury master bathroom with freestanding bathtub - Currently tenanted at \$620 pw until Jan 2025, great investment opportunity- Council Rates \$368pq, Water Rates \$150pq, 221.3sqm block- Internal laundry, tiled throughout, single lock up garage- Undercover entertainment area, perfect for hosting family and friends - 650m to Westfield Mount Druitt, 1km to Mount Druitt Station