

**3/103 Lane Street, Wentworthville, NSW 2145**



**Unit For Sale**

Wednesday, 27 December 2023

3/103 Lane Street, Wentworthville, NSW 2145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: Unit**



Ritesh Nayak  
0294077800



Amit Nayak  
0294077800

## **Auction Guide \$425,000**

Low maintenance & a convenient lifestyle opportunity, this first-floor double brick apartment is perfect for first-time homebuyers & investors. Centrally located, this unit is within easy walking distance to Wentworthville Station, Wentworthville public school, shops, cafes, and just a short drive to Parramatta CBD. Enjoy the best of both worlds with this tranquil setting, while being close to all the amenities.- Renovated kitchen, laundry and bathroom, freshly painted and new floorboards - Natural light filled north facing wrap around balcony- Versatile and spacious layout with separate living/dining areas- Separate kitchen space with plenty of cupboard space and stainless-steel appliances - Two generously sized bedrooms with built-ins, Master bedroom with the balcony excess- Full bathroom with a bathtub and a separate shower and oversized internal laundry- Perfect option for the first home buyer, downsizer or savvy investor- Secure single lock-up garage- Easy Stroll to Wentworthville railway station, Aldi, Woolworths, medical centre, local schools, shops & main arterial roads- Only a short drive to Westmead Hospital & Parramatta CBD

Outgoings (Per Quarter Approx) Strata Lavey: \$655.56 Water Rate: \$180.38 Council Rate: \$346.00