

**3/4-12 Chapman Street, Werrington, NSW 2747**



**Villa For Sale**

Wednesday, 7 February 2024

3/4-12 Chapman Street, Werrington, NSW 2747

**Bedrooms: 2**

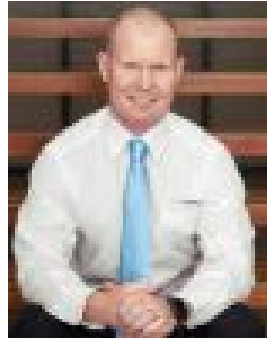
**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Sara Edwards



Scott Edwards  
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## Price Guide \$600,000

Welcome to this immaculate 2-bedroom villa, close to all local amenities such as shops, schools, Western Sydney University with a short stroll to public transport and few minutes drive to the upcoming Western Sydney Metro. This property boasts with modern finishes and is a perfect opportunity for enjoyable living. Ideal for the first home buyers looking to step foot into the market or for an investor looking to add to their portfolio. Following features include: - 2 Good sized bedrooms with carpet and built in robes- Renovated kitchen with laminate flooring, including Caesar stone bench tops, an electric stove with separate grill & oven, and lots of cupboard space- Updated bathroom with separate toilet- Living room off kitchen with carpet and day/night blinds - Dining room/large second living area with laminate flooring- Renovated laundry, including cupboard space and utility sink, with internal and external access - Day/night blinds on all windows as well as split system air conditioner - Storage area to front of home with manual roller door and indoor access- Driveway accommodates two cars - Spacious grassed yard with paved patio plus built in BBQ area- Strata fees \$465/ per quarter - Potential rental income \$450.00 per weekFor any further questions on this property please do not hesitate to call Sara Edwards on: 0421 384 807Disclaimer: Whilst Starr Partners try to ensure accuracy of the information provided in this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and/or financial advice prior to making any commitment or decision.