

**33/505-507 Wentworth Avenue, Toongabbie, NSW  
2146**



**Unit For Sale**

Thursday, 15 February 2024

33/505-507 Wentworth Avenue, Toongabbie, NSW 2146

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 113 m2**

**Type: Unit**



Nick Bardon  
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**\$440,000 - \$460,000**

Sunny and spacious, this first floor 2 bedroom apartment offers a unique "villa style" design with it's own private courtyard, making it an affordable alternative to a villa. Located within just 3 minutes walk to Toongabbie train platform and just as convenient to Toongabbie's Shopping Plaza and a multitude of specialty shops and ensures convenient and modern lifestyle. Located within the sought after and family friendly "Olympia Gateway" complex, the apartment offers larger than expected living areas designed to capture maximum sunlight thanks to it's northern aspect. The large kitchen with natural gas cooking and new appliances adjoins the enormous living and dining room which opens directly onto the private courtyard. With only a few steps to climb to reach the apartment, it offers the rare combination of easy & affordable apartment living with the level access & courtyard benefits of a villa. A spacious separate laundry room, an extra large bathroom, 2 x A/C's, security intercom and timber laminate flooring throughout the interior ensure a comfortable and convenient home or a premium investment opportunity.\* Investors note: Potential rental return of \$520 per week\*INSPECTION ACCESS INFO: Entry to the apartment is via Postmistress Lane, the best parking option is in Cooyong Crescent. Further information & Inclusions :+ Enormous living areas with A/C & timber laminate flooring + Sunny & child safe north facing courtyard+ Large Kitchen with gas cooking & new appliances+ Large separate laundry room+ 2 bedrooms, both with mirrored built in wardrobes & timber laminate flooring + Balcony & A/C in the master bedroom + Single Lock up garage accessed via Postmistress Lane at rear of the complex+ Security intercom+ Newly refurbished common areas within the complex+ Generous 113m<sup>2</sup> on title+ Convenient first floor position with minimal stairs to climb, suitable for older generations+ Access to a common recreation zone adjoining the apartment which is an ideal children's play area. Location Benefits:+ 150m to Toongabbie Train Station + 500m to Woolworths & shopping plaza + 100m to bus stop to Sydney City or Parramatta Contact: Nick Bardon 0409 900 237 Alex Georgiou 0432 578 968 Krish Pancholi 0448 020 653 Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Dimensions and distances are approx. Interested parties should rely on their own enquiries.