

**34A Smith Street, Wentworthville, NSW 2145**

**Laing+Simmons**

**Sold House**

Wednesday, 27 March 2024

**34A Smith Street, Wentworthville, NSW 2145**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Alan Fowler  
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**\$1,390,000**

This beautifully presented single-story home featuring 3 bedrooms has so much to offer, ideal for the growing family! Conveniently positioned close to all local amenities, including retail, restaurants, Wentworthville Train Station, Parramatta CBD, bus stops, the M4 motorway & the Great Western Highway, this property is sure to appeal to a wide variety of buyers. Features Include:+ 3 double bedrooms with built in wardrobes + Study as a possible fourth bedroom+ Tiled and timber flooring throughout+ Open plan living & dining area+ Bright and sunny kitchen with dishwasher+ Large outdoor patio, ideal for entertaining & hosting!Location Features:+ Wentworthville Public School - 4 minute walk away+ Our Lady of Mount Carmel Catholic Church & School - 4 minute walk away+ Woolworths Wentworthville - 2 minute drive+ Day care centers - 2 minute drive+ Wentworthville Medical & Dental Center - 2 minute drive+ Murugan Temple - 5 minute drive For further enquiries, please contact our office on 02 8848 9200. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy; we do not accept any responsibility for its accuracy. Any interested persons should rely on their own enquiries.