

**35/304 Great Western Highway, Wentworthville,
NSW 2145**



Sold Apartment

Saturday, 13 April 2024

35/304 Great Western Highway, Wentworthville, NSW 2145

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Manny Singh
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\$525,000

You won't find a better location than this unique floor layout apartment, featuring with 2 Bedroom, 2 Bathrooms plus 2 balconies. Presenting an excellent opportunity to first home buyers, downsizers and investors, this home should be at the top of your inspection list! Features: -• Tiled flooring & downlights throughout the house. • Modern kitchen with stone benchtops, ample storage space, quality stainless-steel appliances including dishwasher, gas cooking. • Main bathroom features tiled walls, shower with downlights & good size internal laundry with dryer. • Offering high ceiling, plenty of natural light and two balconies with great views. • Single secured car space with lock-up storage cage & beautiful, landscaped gardens. Located only a minutes away from Parramatta CBD, Parramatta High School and near T-Way bus, reputable schools, parklands, sporting grounds, Murugan Temple, Westfield Shopping Centre, Parramatta Eat Street, Stockland Mall, Merrylands vibrant shopping and dining strip, as well as Westmead Children's, Public and Private Hospitals, Light Rail & Sydney Metro (under construction), Parramatta aquatic & leisure center (under construction), nearby one of the largest urban renewal projects in Australia - Parramatta Square, a World-Class Civic Centre, and with easy access to the expanded M4 WestConnex. With secure lift access & intercom-operated secure entry, this stunning & spacious apartment ticks most of the boxes for the family. Rental potential:- \$600 pw to \$620 pw We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.