

# 5/4 Mahony Road, Constitution Hill, NSW 2145



## Sold Villa

Thursday, 28 March 2024

5/4 Mahony Road, Constitution Hill, NSW 2145

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 130 m2

Type: Villa



Alex Georgiou  
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**\$665,000**

Alex Georgiou & Nick Bardon of Elders Real Estate are proud to present 5/4 Mahony Road, Constitution Hill. This tastefully renovated villa, nestled in a well-established complex, in a most convenient location of Constitution Hill, will make this the perfect opportunity for first home buyers, investors or downsizers seeking the ultimate in low maintenance living. This perfect starter home offers 2 large bedrooms with built in wardrobes, 3x split system air conditioners, a neatly maintained kitchen, spacious renovated bathroom, generously sized renovated internal laundry, 7.5kwh solar system and single garage space with internal access into the villa. There is also a quiet & private courtyard with merbau timber decking, plus side gate access, making it a perfect space for entertaining family & guests. Set within a complex of 15 Villa's in the highly sought after Darcy Road Public School Catchment, this is one opportunity not to be missed. Enjoy all the convenience this property has to offer with, located within a short distance to Westmead Health Precinct, Parramatta CBD, and public transport just moments away. For investors, this property has a potential rental return of approximately \$550 per week.

**Property Features:**

- + 2 bedrooms w/ built in wardrobes
- + Neatly renovated throughout
- + Large open plan living and dining spaces
- + Neatly maintained kitchen with integrated dishwasher
- + Newly renovated bathroom
- + Large, renovated Internal laundry
- + Hardwood timber floors
- + 3 split system air conditioning units
- + LED Downlights
- + Single lock up garage w/ internal access to Villa
- + 7.5kwh solar system
- + Private outdoor courtyard/entertaining area
- + Merbau timber decking
- + One common wall shared with Villa 4

**Location Highlights:**

- + 1.4km to Darcy Road Public School
- + 3.1km to Westmead Health Precinct
- + 4.4km to Parramatta CBD
- + 250m to 711 Bus Stop on Cumberland Highway
- + 1.6km to Wentworthville Train Station
- + 1km to Constitution Hill local shops & library
- + 1.7km to Coles Westmead

**Council rates:** \$316.20 per quarter  
**Water Rates:** \$180.38 per quarter  
**Strata Fees:** \$850.70 per quarter  
**Total Size:** 130 sqm

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**Disclaimer:** All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Sizes, distances, and dimensions are approximate. Interested parties should rely on their own enquiries.