

**5/60 Hampden Road, South Wentworthville, NSW  
2145**



**Villa For Sale**

Wednesday, 12 June 2024

5/60 Hampden Road, South Wentworthville, NSW 2145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Daniel Starr  
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## Price Guide \$685,000 - \$735,000

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 15TH JUNE 2024 Positioned on a small and well-maintained villa complex, this wonderful two bedroom single-level brick home presents perfectly for those looking to downsize to an easy-care, low-maintenance lifestyle, or those wanting to take the step up from apartment living. Featuring premium easy-care flooring throughout, the home is filled with options including mirrored built-in robes in both oversized bedrooms, a crisp fully tiled bathroom, internal laundry, separate air-conditioned lounge and dining space, plus a wonderful open plan gas kitchen with stainless steel appliances including dishwasher. Inclusive of a private low-maintenance courtyard, this is a home ready for immediate living or rental without any additional investment needed. Just over 200 metres to the reserve and bus transport, you're 700 metres to the fast T-Way bus for both Parramatta and Liverpool and within walking distance to school. Easy access to shopping and the M4 motorway. Well worth taking some time to inspect.\* 2-bedroom brick villa home\* Open plan air-conditioned living\* Faces north, bright and sunny rooms\* Modern gas kitchen with stone bench tops\* Lock-up garage (has been used as a third bedroom) plus visitors parking\* Walk to transport, parks, T-Way and school\* Council: \$346pq | Water: \$178.42pqDISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.