

# 7/4 Mahony Road, Constitution Hill, NSW 2145



## Sold Unit

Tuesday, 23 January 2024

7/4 Mahony Road, Constitution Hill, NSW 2145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 138 m2**

**Type: Unit**



Alex Georgiou  
0432578968



Matt Barham  
0414407816

**\$662,000**

Alex Georgiou & Matt Barham of Elders Real Estate are proud to present 7/4 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 Villa 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, 3 Split system air conditioners plus 4 ceiling fans, a neatly maintained kitchen, spacious renovated bathroom, generously sized internal laundry with second toilet, and single garage space. There is also a quiet & private courtyard, 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:**

- + Neatly renovated throughout
- + Large open plan living and dining spaces
- + Neatly maintained kitchen with dishwasher
- + Newly renovated bathroom
- + Large Master bedroom with built in wardrobe
- + Large Internal laundry plus second toilet
- + Hybrid laminate timber floors
- + Carpeted bedrooms and tiled wet areas
- + 3 split system air conditioning units, plus 4 ceiling fans for added cooling
- + LED Downlights throughout
- + Dual roller blinds to bedrooms plus double curtains to living
- + Single lock up garage
- + Private outdoor courtyard/entertaining area

**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
- + 1.7km to Coles Westmead

**Council rates:** \$303.50 per quarter  
**Water Rates:** \$178.42 per quarter  
**Strata Fees:** \$850.70 per quarter  
**Total Size:** 138 sqm

Alex Georgiou: 0432 578 968  
Matt Barham: 0414 407 816

**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.