

7/40 Victoria Street, Werrington, NSW 2747



Sold Unit

Friday, 22 March 2024

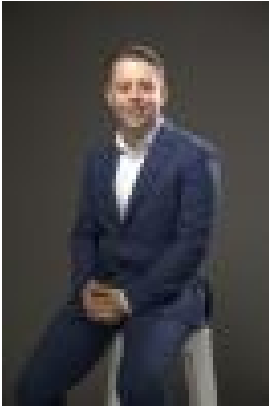
7/40 Victoria Street, Werrington, NSW 2747

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Matthew Gray

\$352,000

Introducing a Prime Top-Floor 2-Bedroom Unit with Unbeatable Convenience in Werrington! Gray Estate Agents is delighted to present this exceptional top-floor 2-bedroom unit, perfectly positioned in the central locale of Werrington. Whether you're seeking an ideal entry into the Sydney property market or a reliable investment opportunity, this meticulously maintained residence offers the ultimate in modern living. Nestled within a well-maintained complex, this property boasts a range of desirable features, including:- A beautiful kitchen with ample storage space, catering to all your culinary needs.- Near-new flooring in the combined lounge and dining area, seamlessly extending to the balcony, providing an ideal setting for summer BBQs and outdoor entertaining.- Two generously sized bedrooms, with the main bedroom featuring a built-in robe for added convenience.- A beautifully presented bathroom, offering a serene retreat for relaxation.- A single garage, coupled with an additional storage area, ensuring ample space for your belongings.- A split system air conditioner in the lounge room, guaranteeing year-round comfort for occupants. Furthermore, this property presents an excellent investment opportunity, currently tenanted to a fantastic tenant who is paying \$365 per week, providing a steady income stream for discerning investors. Complementing the impressive features of this residence is its central location, offering unparalleled access to a host of amenities:- Just 7km from Penrith Westfield, providing premier shopping and dining options.- A mere 6km from Nepean Hospital, ensuring peace of mind for healthcare needs.- Conveniently located 6km from Western Sydney University, ideal for students and academics.- Only 2km from Werrington Public School, offering quality education for families.- A short 600m stroll to a bus stop, facilitating easy transportation.- Merely 400m from Werrington Station and Werrington Shops, catering to daily essentials and commuting needs. With its combination of modern comforts, strategic location, and solid rental return, this property is sure to impress even the most discerning buyers. Don't miss out on this fantastic opportunity! Contact Matthew Gray today to arrange a viewing or attend our upcoming open inspection. Your dream home awaits!