

# 8/11 Wyoming Avenue, Oatlands, NSW 2117

## Townhouse For Sale

Saturday, 4 May 2024

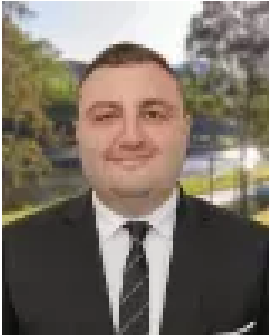
8/11 Wyoming Avenue, Oatlands, NSW 2117

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jack George  
0286777772



Patrick Boondok  
0286777772

## **Auction 25 May at 11:45am**

Positioned on a quiet tree lined street of Oatlands, this charming three bedroom full brick townhouse has been thoughtfully renovated. Offering a versatile floor plan, well appointed bedrooms, huge double garage and a well utilised backyard. This immaculately presented family residence presents a sunlit multi-level layout with seamless indoor to outdoor integration while providing a relaxed and easycare lifestyle just a short stroll to Parramatta CBD and all its glory.- Three well appointed bedrooms all with Built-in wardrobes and air conditioning.- Main bathroom with a huge bathtub and a separate guest toilet downstairs.- Sizable kitchen with gas cooking stove, huge pantry and ample storage.- Plantation Shutters throughout with additional external roller blinds.- Solid brick construction with only one common wall to the property.- Combined ducted and split system air conditioning providing comfort all year round.- Double lock-up garage for 2 cars with internal access and ample storage.- Bright and private north-east facing backyard with a huge under cover patio.- Investor's note: potential rental income of \$800 - \$850 per week.Location:- Bus stop access connecting Parramatta, Epping, Carlingford & Macquarie Park.- 700m to Oatlands Golf Club.- 800m to The King's School and Tara Anglican School for Girls.- 3.3km to North Rocks Shopping Centre.- 4.9km to Parramatta CBD and the upcoming metro station.- 5.4km to M4 Motorway connecting to Sydney CBD & airport via Westconnex.- 6.5km to Epping Metro Station.Local Schools:- Burnside Public School- Tara Anglican School for Girls- The King's SchoolApproximate Outgoings:Strata Levies - \$1,021.25 per quarterCouncil Levies - \$316.20 per quarterHunters Agency & Co believe that the information contained herein is gathered from sources such as Principal/vendors & their legal representatives which we deem to be reliable. All lot sizes/measurements are approximate; the website may have filtered the property into a price bracket for website functionality purposes. However, no representation or warranties of any nature whatsoever are given, intended or implied Any interested parties should rely on their own inquiries. Intending purchasers should seek legal & accounting advice before entering into any contract of purchase.