

**8/367-371 WENTWORTH AVE, Toongabbie, NSW
2146**



Sold Townhouse

Wednesday, 16 August 2023

8/367-371 WENTWORTH AVE, Toongabbie, NSW 2146

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 190 m2

Type: Townhouse



PETER VASILIOU

\$750,000

SOLD: SELLING FEE: 1.1% OF THE SALE PRICE INCLUSIVE OF GST \$759,950 SUBMIT YOUR OFFER That's right, this is a modern 3 bedroom 4 level townhouse. With a short stroll to Train Station NO STAMP DUTY FOR FIRST HOME BUYERS, THAT'S A HUGE SAVING Features include: 3 large size bedrooms, all with built in wardrobes. Master bedroom also features a modern ensuite. The open plan living area is fully tiled and the kitchen has sparkling stainless steel appliances including the gas cook-top and dishwasher. There's loads of little extra's including a study nook, linen cupboard, ultra modern large main bathroom with plenty of natural light, 3 toilets, security intercom and security alarm, security doors and screens, and the ducted air conditioning through out means you'll have all year around comfort. There is also internal access to the garage, making it perfect on a rainy day !For entertaining there is a large tiled court yard and an open garden common area. All these features and more makes this property ideal for owners who just want to move in, or for those looking for a great return on investment this is an ideal property with a the current tenant living there for over 5 years at \$560 per week, tenant happy to stay on at \$600 per week if an investor buys it You've got to see this beauty !!! Don't be the one to miss out Age: 13 years old approx Total Size: 190 sqm Potential Rent Return: \$650 Per Week Approx Strata Levies: \$703.64 Per Q Approx Council Rates: \$303.50 Per Q Approx Water Rates: \$158.45 Per Q Approx FURTHER INFORMATION CONTACT ONE AGENCY PETER VASILIOU 0402 96 11 22 EMAIL: peterv@oneagency.com.au Please note that the information above is gathered by reliable sources. However, we cannot guarantee its accuracy or give any warranty about the information provided and all interested parties should rely on their own enquiries. \$759,950 SUBMIT YOUR OFFER That's right, this is a modern 3 bedroom 4 level townhouse. With a short stroll to Train Station SOLD: SELLING FEE: 1.1% OF THE SALE PRICE INCLUSIVE OF GST