

9/44 Ferndale Close, Constitution Hill, NSW 2145



Sold Villa

Thursday, 16 November 2023

9/44 Ferndale Close, Constitution Hill, NSW 2145

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 180 m2

Type: Villa



Alex Georgiou
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0409900237

\$670,000

Alex Georgiou & Nick Bardon of Elders Real Estate Toongabbie are proud to present for sale, 9/44 Ferndale Close, Constitution Hill. This 3 bedroom, 1 bathroom single level villa situated in a prime location of Constitution Hill, is the perfect mix of function and practicality. Designed to maximise the internal living spaces with an open floor plan, and boasting natural sunlight with its north facing aspect, on offer is incredible flexibility & size perfect for first home buyers, investors and downsizers alike. This perfect starter home offers 3 well sized bedrooms with built in wardrobes, split system air conditioning, a centrally located kitchen, spacious 2-way bathroom, internal laundry, timber floors throughout, a tranquil outdoor deck leading to a private backyard and internal access from the garage into the house. Investors take note: Currently leased to outstanding tenants for \$420 per week on a month-to-month basis. (Potential rental return in line with current market conditions \$530 per week). Further Information & Inclusions: + 3 bedrooms plus built in wardrobes + 2 way bathroom + Centrally located kitchen + Large living room & dining room spaces + Split System A/C + Timber floorboards throughout + Large garage & additional storage solutions + North facing aspect + Ideal first home or investment Location Highlights: + 550m to Toongabbie East Public School + 800m to Constitution Hill local shops + 240m to Tway Bus stops + 450m to Richhill Park + 2.7km to Westmead Health Precinct + 4.2km to Parramatta CBD Council Rates: \$316.20 per quarter Water Rates: \$173.29 fixed per quarter Strata levies: \$893 per quarter Total size: 180sqm Contact: Alex Georgiou - 0432 578 968 Nick Bardon - 0409 900 237 Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Interested parties should rely on their own enquiries.