

**20/40-42 Victoria Street, Werrington, NSW 2747**



## **Apartment For Sale**

Sunday, 23 June 2024

20/40-42 Victoria Street, Werrington, NSW 2747

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Apartment**



Richard Masigan  
1800877433

**Contact Agent - Richard on 0497 841 543**

Positioned on level 2, this well-presented apartment offers two bedrooms and convenient living with loads of natural light. Just a short walk to Werrington Station, local shops and the park, this apartment features quality finishes to suit the modern lifestyle. • Large kitchen with plenty of bench space and cupboard storage • Large open plan living dining leads out to balcony overlooking the complex • Good size bathroom with white tiles and white vanity • Master bedroom with built in robe. The 2nd bedroom is also a good size. • This apartment has space for a desk and would be an inviting place to work from home • Separate internal laundry next to the kitchen that could double as a walk in pantry • Swimming pool in the complex • Carport and intercom security access Strata Fees: \$691.60 per qtr approx Size: 71 sqm approx. plus parking, please check the contract of sale Strata Plan: Lot 20/SP55199 please check the contract of sale for more details. Potential Rent: \$380 per week approx. Year Built: 1997 Air Conditioned: Yes, split system air conditioner Perfect for homeowners and investors, this convenient location is just 450m from Werrington train station. Close to the bus interchange, local schools, Werrington, and St Marys Village Shops plus easy access to Sydney CBD. For help with all your real estate needs, including finance or if you would like us to prepare your property to sell or lease, please call Richard Masigan on 0497 841 543.