

**302/31A Garfield Street, Wentworthville, NSW 2145** Laing+Simmons

## Apartment For Sale

Saturday, 29 June 2024

302/31A Garfield Street, Wentworthville, NSW 2145

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sahil Sapra

0423291280

## JUST LISTED!!

Laing+Simmons Seven Hills, proudly presents you with this 2 bedrooms, 2 bathroom and 1 car space apartment, in the heart of Wentworthville. This property presents itself in an ideal location, being close to all local amenities allowing for a lifestyle of ease and convenience. The property is located on the 3rd level and looks out to a open view, it is perfect for individuals seeking for a place to call home or looking to find an investment property, this apartment suits all buyers. Amenities within the complex such as a children's playground and common areas designed for entertaining. Feature Include: + 2 Bedrooms with built ins and ensuite with bathtub in main bedroom + Ducted aircon throughout the property + Stylish kitchen with stone bench tops and gas cooking with built-in oven + Modern bathrooms, Internal laundry with dryer and intercom system. + Secure basement parking with storage cage + Ample storage with floor to ceiling cupboard + 1 large balcony - attached to both bedrooms and lounge room + Fiber to the premise for full nbn speeds + Bin chute facility on each level Local Amenities: + Wentworthville Public School 600m approx. + Wentworthville Shopping Plaza 850m approx. + Wentworthville Station 800m approx. + Westmead Hospital 2.7km approx. + Wentworthville Medical & Dental Centre 350m approx. + Garfield Childcare Centre 300m approx. For more information, please contact Sahil Sapra on 0423 291 280 DISCLAIMER: All distances are approximate and sourced from Google Maps. Property measurements are estimates; buyers are encouraged to verify on-site. The floor plan is not to scale and intended for informational purposes only, indicating the property layout.