

**11 O'Toole Street, Weston, NSW, 2326**



**House For Sale**

Thursday, 1 August 2024

11 O'Toole Street, Weston, NSW, 2326

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bryce Gibson  
0240506000

## Weston Investment Opportunity

If you have been in search of a 3-bedroom, 1 bath 1 car brick and tile home? Look no further, your search ends here. Situated in O'Toole St Weston, this property offers the ideal blend of convenience, affordability, and opportunity.

Whether you are looking for the next home in your investment portfolio or your first home you will step inside and be greeted by an inviting atmosphere that radiates warmth and charm. The open-concept layout creates an airy ambiance, allowing natural light to cascade throughout the home.

Located only minutes from the Hunter Expressway, experience the convenience of this perfectly situated home.

### Property Quick Facts:

- 3 bedrooms (2 with BIR) - Kitchen with plenty of bench and cupboard space
- Large open plan living, dining area
- Fully fenced, level and easy to maintain 561sqm block
- 730m from Weston Public School
- Currently returning \$385 per week - Lease End Date is 11/10/2024 (Market Rent \$430 per week)
- Council Rates \$1,564 approx pa - Water Rates \$2,197 approx pa

With ample room in the back yard for garaging or a granny flat the opportunities will keep coming. To take your next step on the property ladder contact Bryce Gibson on 0422227668 today.