

22 Mount St, Constitution Hill, NSW, 2145



House For Sale

Wednesday, 25 September 2024

22 Mount St, Constitution Hill, NSW, 2145

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Alex Georgiou
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Nick Bardon
0409900237



Krish Pancholi

A Rare Offering With Panoramic District Views

Alex Georgiou and Nick Bardon are proud to present 22 Mount Street, Constitution Hill for sale.

Located in a most premium position in one of Constitution Hill's most sought-after streets, with panoramic district views over the Parramatta LGA this is a rare opportunity not to be missed.

Original and perfectly comfortable as it is, the home presents the perfect blank canvas ready to be updated to suit your own style. Perched on the high side of the street on 556.4sqm of land + 17m wide frontage, this 3-bedroom, 1 bathroom house is ideal for a family looking for a desirable, quiet and convenient address to call home.

A rare offering and easement free parcel of land allows you to take full advantage of the wide street frontage, making this the ideal location to build a prestige new home and enjoy Parramatta's city skyline views.

Located conveniently within walking distance to bus stops, local schools (Darcy Road Public Catchment) and parklands, the position is as convenient as it is prestigious and perfectly suited to the growing family or astute investor.

Investors take note: Potential rental return of \$600 per week

Property Highlights:

- + 3 large bedrooms
- + Spacious living room
- + Original kitchen equipped with dishwasher
- + Bathroom equipped with shower and bathtub
- + Timber floors and carpets throughout
- + External laundry plus a second toilet
- + Oversized single garage with ample storage space
- + Timber fireplace
- + Split system air conditioning
- + Ceiling fans installed for added cooling
- + High side of the street, easement free land

Location Highlights:

- + 1.1km to Darcy Road Public School (Catchment)
- + 1.3km to Pendle Hill High School (Catchment)
- + 900m to Hilltop Childcare centre
- + 850m to Frank Hayes Park
- + 800m to 709 Bus stop on Darcy Road
- + 1.5km to Wentworthville Train Station
- + 900m to Constitution Hill library and local shops
- + 2.6km to Westmead Health Precinct
- + 4.4km Parramatta CBD

Outgoings:

Council Rates: \$382.30 per quarter

Frontage: 17m

Total size: 556.4sqm

Contact:

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Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries.