

# 44 Abacus Parade, Werrington, NSW 2747



## House For Sale

Wednesday, 26 June 2024

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**Bedrooms: 2**

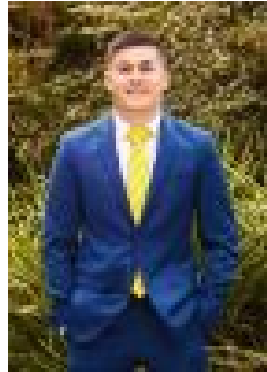
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Helen Fitzpatrick  
0414362955



Jharell Ramos  
0424949407

**\$749,000 - \$779,000**

Nestled in the sought after 'Settlers Estate' near Kingswood Public School and the new Metro Link Station at St Marys, this modern two bedroom stand alone Torrens Titled home is a gem for savvy investors, downsizers and first home buyers who can wait until March 2025 to move in. With a 3.2 KW solar system this home offers a low maintenance lifestyle or a secure investment with a great tenant in place until March 25. Don't miss the opportunity to view this unique property, featuring a serene bush outlook, an upstairs family room, two bathrooms, a powder room and two bedrooms. Features include:

- Two generous sized bedrooms
- Two bathrooms + downstairs powder room
- Walk in robe to the master suite
- Upstairs family room
- Open plan kitchen / lounge / dining
- Caesarstone benchtops in the kitchen
- Stainless steel appliances, dishwasher, gas cooktop
- Split system air cond upstairs and downstairs
- Gas bayonet for heating
- 3.2 KW solar system
- Alfresco area
- Single garage + auto door and internal access
- NBN connected
- Rainwater tank

Currently leased for \$550 per week • Lease expires 1st March 2025 • Council Rates \$427 per quarter • Water Rates \$171 per quarter

Location:

- Kingswood Public School: 1.6 km
- Kingswood Railway Station: 2 km
- Nepean Hospital: 3 km
- Nepean Kingswood TAFE: 950 km
- Werrington Railway Station: 5.2 km

Don't miss the opportunity to secure this fantastic home. Call Helen Fitzpatrick on 0414 362 955 or Jharell Ramos on 0424 949 407 to book your inspection.