

# 13/73 Woodpark Road, Woodpark, NSW 2164

**McGrath**

## Townhouse For Sale

Sunday, 23 June 2024

13/73 Woodpark Road, Woodpark, NSW 2164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 256 m2

Type: Townhouse



Tariq Jameel  
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## Price Guide \$850,000

This immaculately presented, 256 sqm, four-bedroom, sun-drenched townhouse offers a functional layout for a growing family. This four-bedroom townhouse comes with 3m ceilings and has been newly renovated. Situated privately with only one common wall and a private entertaining area with additional street access from the backyard for practical day-to-day living, this property is ideal for those seeking comfort and convenience. Situated in the quiet corner of the complex with two street entries, it comes with off-street parking as well. Best access is at the cul-de-sac at the end of Pambula Crescent, with a security gate on exit at Woodpark Road. Positioned just a short walk to the Woodpark Village Café, park, schools, and shopping close by as well. You are only minutes' walk to the T-Way bus route, giving a direct link to Liverpool and Parramatta CBD. Ideal for any first home buyer or if you are looking for that ideal place to downsize. Low strata fees. What we love about this property is the massive 3m ceiling heights on the upper level, the brand new wood finish flooring, the immaculate gourmet 900mm gas kitchen, all larger bedrooms, and the land in the backyard, which provides ample opportunity for entertaining.- Best access is at the cul-de-sac at the end of Pambula Crescent, with a security gate on exit at Woodpark Road. - Huge Open plan living, dining and kitchen bathed in natural light, tiled flooring- Premium gas kitchen and oven, stone benchtops, dishwasher- Private entertaining wrap around backyard with easy maintenance- Additional street access from the backyard for practical living- Brand new wood finish floorboards on the stairs and upper level.- Property has been newly painted and refreshed- Four Bedrooms with built-in wardrobes, 3m high ceilings, LED lights- Light filled Master bedroom with built-in-robe & modern ensuite and balcony- Main bathroom , floor to ceiling tiles and separate shower and bathtub. - Ducted air-conditioning ,Internal laundry, security alarm- Automatic Garage with internal access and parking for 2nd car in front- Boutique complex of 16 dwellings , Investors note: Potential rent of \$850pw- 5 mins Drive to Woolworths shopping centre, 10 mins drive to Parramatta CBDOutgoings:Strata \$645 pq