

# 16/147 Wellington Road, Sefton, NSW 2162



## Unit For Sale

Thursday, 4 July 2024

16/147 Wellington Road, Sefton, NSW 2162

**Bedrooms: 2**

**Bathrooms: 1**

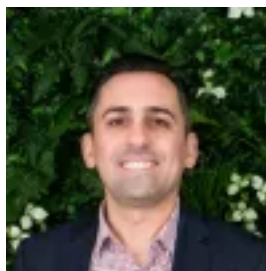
**Parkings: 1**

**Area: 94 m2**

**Type: Unit**



Zeth Grant  
0296452400



Zoran Cvetkovski  
0296452400

**\$439,000**

John B Grant Real Estate, Chester Hill, is delighted to present 16/147-149 Wellington Road, Sefton, to the marketplace. Perfectly positioned in one of Sefton's most desirable locations, this stunning 2-bedroom unit is directly across from Sefton train station and central to numerous amenities. Designed for comfort and convenience, this unit boasts:

- Spacious Living Area: Enjoy high ceilings and an expansive living space perfect for relaxing or entertaining.
- Modern Kitchen: Featuring a breakfast bar and gas cooking, ideal for any home chef.
- Generous Bedrooms: Two large bedrooms with built-in wardrobes provide ample storage.
- Year-Round Comfort: Split system air-conditioning ensures comfort in any season.
- Natural Sunlight: A large balcony bathes the unit in natural light, perfect for relaxation or entertaining.
- Convenient Car Space: Secure car space included for your convenience.

**Key Features:**

- 2 Bedrooms with built-in wardrobes
- Large living area
- Breakfast bar
- Split system air-conditioning
- Car space
- High ceilings
- Balcony
- Across the road from Sefton train station
- Located within the Sefton Selective High School Zone

This unit is a fantastic opportunity for those seeking a comfortable and convenient lifestyle in Sefton. Don't miss out on making this beautiful unit your new home!

Built-in 1974 approximately  
Unit Size 94.8 sqm  
approximately  
Zoned R4 High Density Residential  
Council Rates \$401.00 per quarter approximately  
Water Rates \$178.42 per quarter approximately  
Stata Levis \$840.82 per quarter approximately  
It is currently leased out at \$23,920 PA on the expired lease agreement. Please note: This property is currently within the Sefton Selective High School zone at the time of listing. School zoning can change in the future, so please ensure you verify this information independently before making any decisions. Don't miss out on this incredible opportunity. Contact us today to arrange an inspection!