

39/2 Wentworth Ave, Toongabbie, NSW, 2146



Unit For Sale

Friday, 16 August 2024

39/2 Wentworth Ave, Toongabbie, NSW, 2146

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Alex Georgiou
0432578968



Nick Bardon
0409900237



Krish Pancholi

Outstanding Entry Level Opportunity!

Walk to Station!

Alex Georgiou and Nick Bardon from Elders Real Estate are proud to offer 39/2 Wentworth Avenue, Toongabbie for sale.

This charming 2-bedroom, 1-bathroom apartment features a host of amenities guaranteed to appeal. Situated on the ground floor in a sought-after area, just a short walk from public transport, it represents a remarkable opportunity that shouldn't be overlooked.

The apartment is equipped with natural gas cooking, abundant storage, a split system air conditioner in the spacious living/dining area for both cooling and heating, laminate timber flooring throughout, and a location that offers an excellent chance for newcomers to enter the Toongabbie market.

In close proximity to Toongabbie West Public School, McCoy Park, local cafes, and much more, this property is perfect for first-time homebuyers, those looking to downsize, or savvy investors seeking a low-maintenance property with a strong rental return.

Investors take note: The property is currently rented at \$475 per week.

Property features:

- + 2 large bedrooms with built in wardrobes
- + Large bathroom fitted with a shower and separate bathtub
- + Timber floorboards throughout, no carpet
- + Open style floorplan
- + Split system air conditioning
- + Internal laundry
- + Secure single car space with storage cage
- + West facing balcony with courtyard outlook
- + Apartment located on ground floor
- + Full brick construction with Security tag and intercom entry

Location Highlights:

- + 1.6km to Toongabbie west public school
- + 180m to Young academics early learning centre
- + 350m to Toongabbie train station
- + 400m to Portico Plaza & Woolworths
- + 550m to McCoy Park
- + 6.8km to Parramatta CBD
- + 5.8km to Westmead Health Precinct

Council Rates: \$402.61 per quarter

Water Rates: \$171.41 per quarter

Strata levies: \$1148.40 per quarter (incl Capital works fund)

Total size: 114sqm

Contact

Alex Georgiou: 0432 578 968

Nick Bardon: 0409 900 237

Krish Pancholi: 0448 020 653

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Sizes, distances, and dimensions are approximate. Interested parties should rely on their own enquiries.