

**116A Betts Road, Woodpark, NSW, 2164**



**Villa For Sale**

Monday, 5 August 2024

116A Betts Road, Woodpark, NSW, 2164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



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## REAR POSITIONED STAND-ALONE VILLA STYLE TORRENS TITLE HOME

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 17TH AUGUST 2024

Quietly located in a prime battleaxe position at the rear of the block, here is a beautifully presented, stand-alone brick veneer family residence that needs absolutely no further investment. Lovingly offered with easy-care tiled and timber flooring throughout, the light-filled home promises a peaceful, low-maintenance lifestyle for the new owners. Featuring a sunny air-conditioned living area adjoining a first-class polyurethane kitchen with 900mm stainless steel oven with gas cooktop, dishwasher and island breakfast bar, a separate family room which could easily be configured as a fourth bedroom if needed, there is plenty of flexibility across this highly functional floorplan. Add an oversized bathroom, built-in robe with air-conditioning in the second bedroom, plus a master with a walk-in robe and ensuite bathroom for a complete ready-for-living package. Inclusive of a private courtyard, side access on both sides of the residence, as well as a lock-up garage plus additional off-street parking.

- \* 3 / 4 bedroom stand-alone brick villa styled home
- \* Premium gas kitchen with thick stone bench tops
- \* 2 quality bathrooms with internal laundry
- \* Funky open plan, air-conditioned living
- \* Lock-up garage with additional off-street parking
- \* Council: \$345.50 pqr | Water: \$158.45 pqr | Land: 421.2 sqm
- \* Investors Note: Potential rental return \$680 - \$720 per week

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.