

**6/47 Chelmsford Road, South Wentworthville, NSW
2145**



Villa For Sale

Monday, 8 July 2024

6/47 Chelmsford Road, South Wentworthville, NSW 2145

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Terri Godfrey
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Ray Rahimi
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Price Guide \$830,000 - \$870,000

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 20TH JULY 2024 Quietly situated at the very rear of a small and well-maintained complex of only six homes, here is a sensational opportunity for those looking to downsize, or unit owners wanting to take the next step in their home journey. The generous air-conditioned living room has been completed with easy-care tiled flooring and is filled with natural light flowing from generous windows creating a supremely comfortable lifestyle that is ready for living. Featuring built-in robes in all bedrooms including an ensuite off the large master bedroom, an internal laundry, a bright timber kitchen with stainless steel appliances including dishwasher, plenty of storage space plus internal access from the ample double lock-up garage, the property delivers that extra bit of space across a highly desirable single level layout. This great location is just steps to the bus stop and Mugar Reserve, and 650 metres to the fast T-Way bus for Liverpool and Parramatta, with easy access to shopping, local schools and the M4 motorway to Sydney and the airport.* Quiet 3-bedroom single-level villa home* Sunny air-conditioned living to a quiet courtyard* Gas kitchen with stainless steel appliances* 2 quality bathrooms including ensuite to main bedroom* Double lock-up garage with remote access* Council: \$258 p/q* Water: \$178.48 p/q* Investors Note: Potential rental return \$600 - \$640 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.