

**7/60 Hampden Rd, South Wentworthville, NSW,
2145**



Villa For Sale

Tuesday, 3 September 2024

7/60 Hampden Rd, South Wentworthville, NSW, 2145

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Alex Georgiou
0432578968



Nick Bardon
0409900237



Krish Pancholi

An Outstanding Opportunity Not To Be Missed

Alex Georgiou and Nick Bardon are proud to present 7/60 Hampden Road, South Wentworthville for sale.

Located in a boutique complex of 8 Villa's, this neatly maintained and well-proportioned 2-bedroom home is nestled in the heart of the highly sought after location of South Wentworthville and is the perfect opportunity for first home buyers, small families, investors and downsizers looking to secure their next property.

Offering low maintenance living, 7/60 Hampden Road boasts 2 generous sized bedrooms both with built in wardrobes, a large living and dining space, split system air-conditioning and a private low maintenance courtyard, all set within close proximity to public transport, local schools, childcare centres, cafes and local shops.

Potential rental return at \$600 per week

Further Information & Inclusions:

- + 2 bedroom, 1 bathroom villa
- + Generously sized kitchen with ample cupboard space
- + Built in wardrobes in both bedrooms
- + Well sized bathroom includes a combined shower/bathtub
- + Private courtyard area enjoys a tranquil outlook bathed in natural sunlight
- + Oversized lock up garage with remote access
- + Split system air conditioning in living room
- + Large Internal laundry

Location Highlights:

- + 1.2km to Ringrose Public School (Catchment area)
- + 800m to M4 motorway
- + 800m to Ted Burge sportsground
- + 2.6km to Wentworthville Train Station
- + 1.2km to ALDI Wentworthville
- + 1.5km to Woolworths Wentworthville and local shops

Outgoings:

Council Rates: \$346 per quarter

Water Rates: \$178.42 per quarter

Strata Levies: \$865.65 per quarter

Total size: 163sqm

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.