

Rare Full Brick Townhouse in Best Convenient Location



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1/34-38 Houison Street, Westmead

Auction

Set in a sought after street in one of the best peaceful locations of Westmead, this excellent full brick home offers a functional layout with spacious indoor and outdoor living. This property has a beautiful front yard, a large entertaining patio and the easy maintenance backyard. With absolute convenience, this property is just minutes walk to Westmead train station, Sydney Metro, Light Rail, Westmead hospital, Western Sydney University, reputable Westmead Public School and minutes drive to Parramatta CBD, Wetfield Shopping Centre, Parramatta Park and all amenities. It is a perfect family home not to be missed.

Key features:

- Spacious living and dining with new timber flooring
- Private balcony in Master room and the second bedroom
- 3 generous bedrooms, with built-in robe, master with ensuite and sunny balcony
- Gourmet kitchen with quality appliances and stone benchtop
- 2 bathrooms, a guest toilet for added convenience, and large laundry

Property ID:	L35870640
Property Type:	Townhouse
Building / Floor Area:	346
Garages:	1
Open Parking:	1

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- Solid full brick built, ducted air conditioning, and LED throughout
- Large patio and low-maintenance backyard, perfect for outdoor leisure
- Internal access to lock up garage plus car space on private driveway
- Approx. 346 sqm total area on title

Location Highlights:

- Adjacent to Sydney Smith Park
- Approx. 950m from the Westmead Train/Light Rail Station, express trains to Sydney CBD
- Approx. 5 mins drive to Parramatta CBD
- Approx. 8 mins drive to Western Sydney University
- Approx. 5 mins drive to the Westmead Children/Adult Hospital
- Westmead Public School (700m) and Pendle Hill High School (4.2km) catchment
- Close to the Parramatta Aquatic Centre, several reserve parks, and local shops

Approx. outgoings:

- Strata: \$816.89/qtr
- Council: \$394.56/qtr
- Water: \$170.9/qtr

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