



**Affordable Luxury New Home with 423sqm Land**



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## 32A Lower Mount Street, Wentworthville

**Sold**

Conveniently located within 3kms to Westmead Hospital Health Precinct, Wentworthville Railway Station & Shopping District, Wentworthville Leagues Club. Also 1.8 kms to the M4 motorway, 5.5kms to Parramatta Railway Station & CBD. The property is in the school catchment area of Darcy Road Public School & Pendle Hill High School.

This beautiful double storey duplex being Torrens Titled is located in a highly sought-after precinct, within one of Wentworthville's most desired spots, with an elevated position, and private outdoor area. Newly built in year 2023, with private tranquil settings.

Features Include:

- Cleverly designed and sunny huge lounge & dining areas
- Mirrored built in wardrobes to all large bedrooms
- Sleek oversized bathroom featuring a separate shower & bath
- Extra ensuite bathroom and walk in wardrobe in a downstairs large bedroom
- Modern large kitchen with 40mm stone benchtops & brand-new omega appliances

**Property ID:** L26370926

**Property Type:** DuplexSemi-detached

**Garages:** 1

**Open Parking:** 1

**Land Area:** 423.2 sqm

**Charmaine Zhang**

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- Internal laundry & walk in pantry/storage room
- Timber flooring & LED lighting throughout
- Daikin energy efficient ducted air conditioning (cooling & heating)
- Video security intercom & full security monitoring system
- Large single lock-up garage (remote controlled), plus extra visitor parkings at front
- Rear large private garden ideal for entertainment & relaxation
- Huge 423sqm land size, new and standalone (except 1 side of garage wall)
- no strata, council rate \$2424/year, Rental \$950/week plus high depreciation.

Newly built, Large Home and Land Size, North Aspect and Stand Alone, Affordable at a Convenient Location are a few key advantages, perfect for your ideal home or invest.

(Currently leased at \$950 per week)

For further information or to book a private inspection, call Charmaine Zhang on 0438 633 313.

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