

**1/11 Page Street, Wentworthville, NSW, 2145**

**Duplex Semi-detached For Sale**

Thursday, 14 November 2024



1/11 Page Street, Wentworthville, NSW, 2145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex Semi-detached**



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## AMAZING DOROTHY MOUNT ESTATE

Discover a breathtaking brick residence, expertly crafted for comfort, entertainment, and relaxation. With a commanding street presence, this stunning duplex is a prime opportunity for anyone looking to step into the property market in a family-friendly neighbourhood. Ideally located, it's within a 5-minute walk to Darcy Road Public School, and just a short drive to Wentworthville train station, Westmead Hospital, local shops, buses, recreational facilities, and Parramatta CBD.

**Spacious & Functional Layout:** Free-flowing floor plan that seamlessly integrates the living, dining, and kitchen areas, perfect for family gatherings and entertainment.

**3 Bedrooms with Built-ins:** All bedrooms feature built-in robes, providing ample storage space.

**Private Master Suite:** Main bedroom upstairs with a convenient ensuite, creating a personal retreat.

**Freshly Painted:** Interiors and exterior areas have been freshly painted for a modern, move-in ready experience.

**Gourmet Kitchen:** Equipped with gas cooking, a brand-new dishwasher, and ample storage, ideal for home chefs.

**Energy Efficiency:** 4kW solar system with 13 panels of 300 watts, reducing your carbon footprint and saving on energy costs.

**Convenient Laundry:** Internal laundry completes with a single sink cabinet.

**Low Maintenance Gardens:** Backyard and front yard with ample garden beds, designed for easy upkeep.

**Modern Touches:** Tiled ground floor, downlights, and centralised air conditioning throughout for comfort and style.

**Parking:** Two car spaces, including a lock-up garage with remote control operation for secure and convenient access.

This duplex is an outstanding choice for first-time buyers, growing families, and investors alike, offering comfort, location, and functionality. Don't miss the chance to make this beautiful residence yours!

For more information or to schedule a viewing, contact us today!

Rates:

Council Rate Quarterly - \$326

Water Rates Quarterly - \$319

Rental Income - \$800 - \$850

**Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, and we do not accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes.