

**37 Railway Street, Wentworthville, NSW 2145**

**Laing+Simmons**

**Sold House**

Thursday, 11 April 2024

37 Railway Street, Wentworthville, NSW 2145

**Bedrooms: 4**

**Bathrooms: 3**

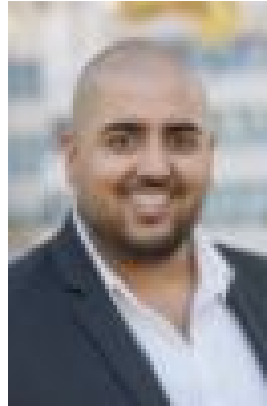
**Parkings: 8**

**Area: 777 m2**

**Type: House**



Ray Fayad  
0296354000



Peter Younan  
0296354000

**\$1,850,000**

Exceptional opportunity to acquire an expansive family home set on an enormous 777sqm block located only 150m to Wentworthville station. Zoned R4 high density residential the property represents a sound opportunity for future and immediate uplift (STCA).The unique property offers an additional shop-front building with the potential for home occupation, medical usage etc all subject to council approval. The substantial family home features 3 large bedrooms, open plan living and dining rooms, optional 4th bedroom or formal living with a covered outdoor patio. The large block boasts extra-wide access for semi-trailers, larger vehicles as well as multiple garaging, workshops and with carport accommodation. Property features:-3 bedrooms with wardrobes-Additional living/4th bedroom-Open plan living and dining-Large kitchen-3 bathrooms-Internal laundry-Covered outdoor patio-Detached shop-front out-building-Double car garage-Rear workshop-High clearance carport-Genuine sale-Must be sold Location:-150m to Wentworthville Station-1km Wentworthville Shops & Restaurants-1.1km to Westmead Hospital Precinct-2.5km Parramatta CBD