



**4/44-46 Hampden Road South Wentworthville NSW**

**3**  **2**  **1** 

Positioned in one of south Wentworthville's best residential complexes this enormous 3 bedroom, 2 bathroom villa presents an exciting opportunity for the astute investor or owner occupier.

Offered in its "original" condition, and in need of a coat of paint inside as well as some new floor coverings, there is massive scope here to easily transform this property into your very own dream home at very little cost by applying your own colour schemes and soft furnishings according to your own personal taste.

Generously proportioned living areas comprise a supersized lounge room plus an extra large dining / family room adjoining the kitchen. Each of the 3 bedrooms is a fantastic size, all have built in wardrobes, the main bedroom with it's own ensuite bathroom. Step out into the

**Price** : \$ 420,000  
**Building Size** : 199 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/south-wentworthville/residential/villa/5875246>



**Nick Bardon**  
02 9896 2333



**Andrew Tour**  
02 9896 2333



Plans are for presentation purposes only and are not part of any legal document or title. They should not be used as sole reference. Interested parties should make their own enquiries using other sources. Measurements are approximate.