

# Elders



**3/41-43 Hampden Road South Wentworthville NSW**

**2**  **1**  **1** 

Positioned in South Wentworthville's most convenient location this modern 2 bedroom villa presents an exciting opportunity for the astute investor or owner occupier.

Situated within a quiet and well maintained complex, this villa is only 8 years old and offers many inclusions such as tiled flooring throughout the living areas, split system air conditioning, a gas equipped kitchen with stone bench tops, gas hot water, gas heating outlet in the lounge room with gas heater included, and built in wardrobes to both bedrooms. There is also internal access and a remote control roller door to the lock up garage.

Step out into the sunny north facing courtyard and you will find a level lawn area which you could develop into a private sanctuary using your own imagination and a green thumb.

**Price** : \$ 451,000  
**Land Size** : 140 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/south-wentworthville/residential/villa/5877023>



**Nick Bardon**  
**02 9896 2333**

<https://www.elderstoongabbie.com.au>

