



### 40 Monterey Street South Wentworthville NSW

3 1 2

Uniting generous interiors with contemporary renovations, this immaculate home is a property of outstanding appeal and future potential occupying a 695sqm parcel of land with a 15.2m frontage.

- + 3 large bedrooms, 2 with polished floorboards.
- + Formal lounge plus spacious dining and family room.
- + Large timber kitchen with ample cupboard & bench space.
- + Renovated bathroom and internal laundry.
- + Generous yard incorporating a single garage, carport/entertaining pergola and a garden shed.
- + Level land, perfect for future duplex development or your new home (subject to Cumberland Council approval).

The popular, highly sought after location ensures strong interest and high re-sale prices on any future development.

**Price** : \$ 1,320,000  
**Land Size** : 695.6 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/south-wentworthville/residential/house/6727863>



**Matt Barham**  
02 9896 2333



**Keerthi Gajendran**  
02 9896 2333

