



### 36/2 Wentworth Avenue Toongabbie NSW

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The combination of convenience, style and quality combined with a spacious floor plan bathed in natural light create a bright and airy environment making this impressive ground floor unit a delight to inspect and a pleasure to own. The gourmet gas kitchen flows effortlessly to the enormous, air-conditioned living areas and onto to the entertaining terrace ensuring the largest of parties are easily accommodated. 2 bedrooms with built-in-robies, showroom style main bathroom, laundry with clothes dryer, alarm, security car space and a storage cage only adds to the appeal of the residence. Currently rented to a great tenant hoping to stay and favorably positioned only a short stroll to all amenities including shops, station and schools defines this opportunity as 109sqm of pure luxury that is sure to appeal to both owner occupiers and investors alike.

Council Rates = \$172.00 per quarter

**Price** : \$ 440,000  
**Land Size** : 109 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/unit/5877505>

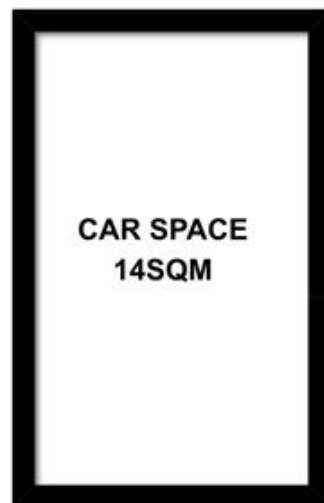
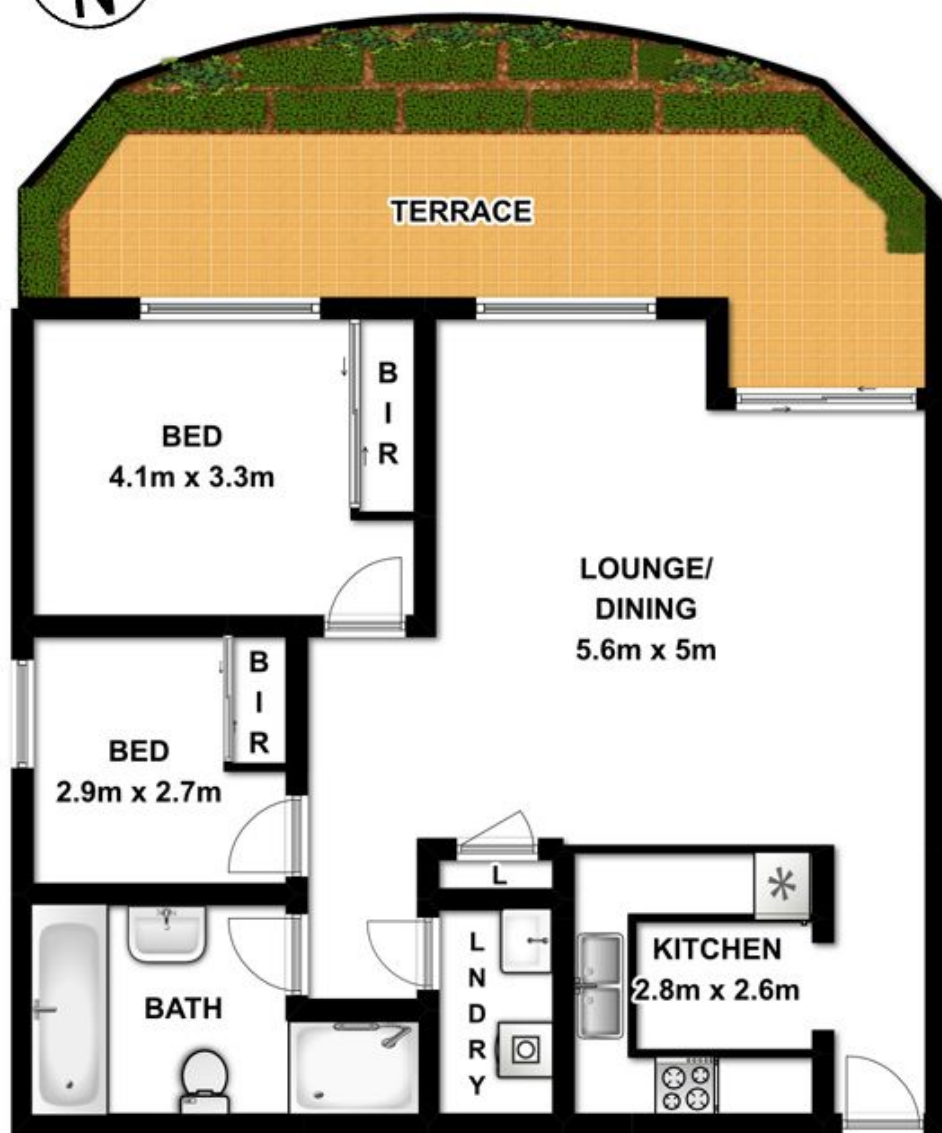


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**Real Estate**

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Toongabbie NSW 2146



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