

**32A Lower Mount Street, Wentworthville, NSW  
2145**

**Raine&Horne.**

**Duplex/Semi-detached For Sale**

Thursday, 7 March 2024

32A Lower Mount Street, Wentworthville, NSW 2145

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 423 m2**

**Type:**

**Duplex/Semi-detached**



Charmaine Zhang

0296354788

## **Auction, Unless Sold Prior**

Conveniently located within 3kms to Westmead Hospital Health Precinct, Wentworthville Railway Station & Shopping District, Wenty Leagues Club. Also 1.8 kms to the M4 motorway, 5.5kms to Parramatta Railway Station & CBD. The property is in the school catchment area of Darcy Road Public School & Pendle Hill High School. This beautiful duplex being Torrens Titled is located in a highly sought-after precinct, within one of Wentworthville's most desired spots, with an elevated position and private outdoor area. Built 2023, with private tranquil settings. Features Include:- Cleverly designed separate lounge & dining areas- Built in wardrobes to all bedrooms- Sleek bathrooms featuring a separate shower & bath- Extra ensuite bathroom in a downstairs bedroom- Modern kitchen with 40mm stone benchtops & brand-new omega appliances- Internal laundry & walk in pantry/storage room- Timber flooring & LED lighting throughout- Daikin energy efficient ducted air conditioning (cooling & heating)- Video security intercom & full security monitoring system- Single lock-up garage (remote controlled), plus extra visitor parking at front - Rear garden ideal for entertainment & relaxation For further information or to book a private inspection, call Charmaine Zhang on 0438 633 313. Disclaimer: Raine & Horne Parramatta advise the information displayed in this advertisement has been received through a third party. We have used our best endeavours to ensure the information contained in this advertisement is accurate and true however we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements which may be contained. Interested parties are urged to make independent enquiries to verify any information detailed or not stated in this advertisement.