

**43 Brewer Crescent, South Wentworthville, NSW  
2145**



**House For Sale**

Tuesday, 26 March 2024

43 Brewer Crescent, South Wentworthville, NSW 2145

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Contact Agent

Multiple options: To live in, to invest, or to develop. Combined sites with 2 adjoining address:- 43 BREWER CRES SOUTH WENTWORTHVILLE NSW 2145 (632 sqm land, 3 bedrooms, 1 bathroom, 3 car spaces)- 15 HAYES AVE SOUTH WENTWORTHVILLE NSW 2145 (544 sqm land, 3 bedrooms, 1 bathroom, 2 car spaces)- R3 Medium Density Residential Zone- An impressive total size of 1176 sqm- A total wide frontage of 40 meters It has a DA Approved for:- 2 detached stand-alone houses: 2 of 4 bedrooms houses- 3 attached townhouses: 2 of 4 bedrooms townhouses and 1 of 3 bedrooms townhouse Location Highlight:- Opposite to the beautiful and quiet Pitt Park- Close to Westmead South Master Plan- Close to Parramatta CBD- 6 Minutes drive to Parramatta Westfield shopping centre- 10 minutes drive to Westmead Hospital, Westmead Children Hospital and Westmead train station- Handy location with bus at doorstep and just minutes from Parramatta CBD and Westmead Hospitals and University- Easy access to Highway and M4 Motorway Two properties together currently produce a total rent income of \$1110.00 per week- 43 Brewer Cres: \$580 Per week, ongoing lease- 15 Hayes Ave: \$580 per week, lease expires on 12/06/2024. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.