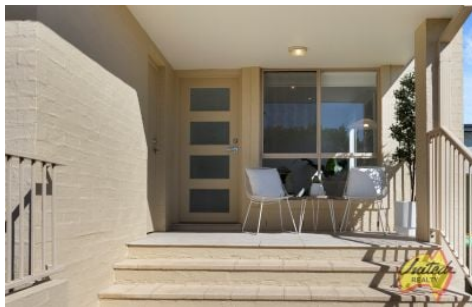




Uniting people with property... since 1986



35 Westmoreland Road Leumeah NSW

2 2 1

Price : \$ 705,000

Land Size : 181.9 sqm

View : <https://www.acreagesales.com.au/8115051>



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Matthew Borg
0247748222

Torrens Title Duplex - Calling First Home Buyers and Investors

United Realty proudly presents this stylish two-storey Torrens Title duplex, an exceptional opportunity for both investors and first home buyers. With a rental income potential of approximately \$475 to \$520 per week, this well-maintained townhouse delivers outstanding value with nothing to do but move in!

Featuring two bedrooms, with the master boasting a modern ensuite with floor to ceiling tiles, a mirrored built-in robe, and a ceiling fan. The chic main bathroom also has floor to ceiling tiles and a combined bath and shower. The spacious kitchen boasts Caesarstone bench tops and ample cupboard space, and overlooks the generous size, secure backyard with an open-air decked area for alfresco dining, plus large grassed area. Ideally located near multiple reserves, shopping centres, top schools, and public transport, this property blends practicality with convenience in a prime location.

More features:

- Internal laundry with Caesarstone bench top, sink, and ample storage cupboards.
- Brand new carpet and flooring throughout.
- New blinds and freshly painted interiors.
- Single lock-up garage with access from the front verandah.
- Enclosed front courtyard for added space, privacy and security.
- 2.7 km* to Leumeah Train Station and 3.7 km* to Minto Train Station.
- 1.9 km* to Minto Mall and close to Macarthur Square.
- 1.5 km* to Leumeah Public School and 1.9 km* to Leumeah High School.

* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

35 Westmoreland Road, Leumeah

