



## Over-sized 1 Bedroom Apartment !!

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  1

21/41-43 Veron St, Wentworthville

# Description

Situated within close proximity to the Parramatta CBD and Westmead's medical precinct, Wentworthville has emerged as a booming satellite suburb within the local area.

The innovative designs are complete with superior quality finishes and fittings. For absolute convenience apartment has its own secure underground car space and locked storage unit.

Located within a short stroll to train station, shopping amenities and school. This property features the ultimate in quality fittings and inclusions and are designed specifically for purchasers in search of quality.

- + Over sized bedroom with built in wardrobes.
- + Stylish kitchen with stone bench tops and gas cooking
- + Light filled living areas with timber flooring and split system air conditioning.
- + Modern bathroom with separate shower and bath tub.
- + Internal laundry, intercom system.
- + Secure basement parking, close to local amenities.

# Words That Describe This Property



## Location Map



## Other Views



# Relevant Documents

## Links

[Contract of Sale - 21/41-43 Veron St](http://ls.liswebbooks.com.au/module_resources/pdf_module/5258/99_contractsaofofsale.pdf)

[http://ls.liswebbooks.com.au/module\\_resources/pdf\\_module/5258/99\\_contractsaofofsale.pdf](http://ls.liswebbooks.com.au/module_resources/pdf_module/5258/99_contractsaofofsale.pdf)



# VILLA VERON



0 1 2 3 4m  
1:100



## 41 - 43 VERON STREET, WENTWORTHVILLE

|                 |                          |                      |   |
|-----------------|--------------------------|----------------------|---|
| Level 2         | <div>Unit Location</div> | <b>Area</b>          | <b>86.0 m<sup>2</sup></b>                 |
| Unit 21 (U2-07) |                          | Internal<br>External | 61.0 m <sup>2</sup><br>9.0 m <sup>2</sup> |
|                 |                          | Carspace<br>Storage  | 13.0 m <sup>2</sup><br>3.0 m <sup>2</sup> |

DISCLAIMER: The particulars are set out as a general outline only. This representation is intended as guidance for intending purchaser(s) and does not constitute an offer or contract. Intending purchaser(s) should satisfy themselves by inspection or otherwise to the correctness of each description or reference. Apartment layout and area is subject to detailed design and construction requirements. All dimensions are approximate. Drawing shown is not necessarily to scale.

# Property Inclusions

This property features the ultimate in quality fittings and inclusions and are designed specifically for purchasers in search of quality.

Including-

- + Large sized bedroom with built in wardrobes
- + Secure basement parking.
- + Intercom system.
- + Stylish kitchen with stone bench tops and gas cooking
- + Secure storage space.

# Around The Area

- + Walking distance to Train Station and other public transport
- + Close proximity to various shops and restaurants
- + Local parks nearby

# Surrounding Sales Evidence

| Address |  | Beds | Baths | Cars | Sold Date | Size  | Sold Price |
|---------|--|------|-------|------|-----------|-------|------------|
|         |  |      |       |      |           |       |            |
|         |  |      |       |      |           |       |            |
|         |  |      |       |      |           |       |            |
| 1       |  | 0    | 0     | 0    |           | 0 sqm | \$         |
|         |  |      |       |      |           |       |            |
|         |  |      |       |      |           |       |            |



# About Us

Laing+Simmons Seven Hills comes forward with an idea and an effort to serve and lead as an real estate agency for buying, selling and leasing in Seven Hills, Toongabbie, Old Toongabbie , Pemulway , Girraween and surrounding areas.

The Laing+Simmons Seven Hills team is led by a very experienced principal Sahil Sapra who has got a passion and a commitment to help and serve his clients with the best of his abilities . At our office we practise the mantra of "Keeping the needs of our clients first".

Staff at our office is energetic, target oriented , honest and well trained to keep up with the needs and expectations of our clients. The close knit team is extremely proud of it knowledge about the local areas and providing beyond the expected results.

Our Office is located at the corner of Best road and Prospect Highway , with ample of parking at the rear.