



13 Susan Street, South Wentworthville

## Versatile and Comfortable Living in Desirable Location.

Positioned in a quiet cul-de-sac, 13 Susan Street, South Wentworthville presents an outstanding opportunity for first home buyers, growing families looking to upsize without overstretching the budget or buyers considering a knock-down rebuild (STCA).

Set on approximately 575.4 sqm, the home offers a generous and versatile floorplan across three levels, providing flexible living for a range of needs.

The ground floor features three well-proportioned bedrooms, two with built-in wardrobes, open plan living and dining area, an updated kitchen and neat bathroom.

Upstairs offers a private retreat comprising a bedroom with walk-in wardrobe and ensuite, along with an additional living space ideal for a parents' sanctuary or teenage retreat.

On the lower level, a double garage with internal access is complemented by a large rumpus/sitting room and laundry, adding further practicality and space.

The rear yard is designed for relaxed family living and entertaining, complete with an in-ground pool and spa plus additional lawn area for

4  2  2 

**FOR SALE**  
Auction Postponed

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

children and pets to enjoy.

#### Property Features:

- Spacious family home in Cul de sac location
- Four bedrooms in total (two with built ins)
- Main bedroom with walk in robe and ensuite
- Multiple living areas across three levels
- Updated kitchen
- Two bathrooms including ensuite
- Large rumpus/sitting room
- Double garage with internal access
- ground swimming pool with spa
- Quiet cul-de-sac location
- Land area - 575.4 sqm approx.
- Scope to renovate or rebuild (STCA)

Conveniently located within easy reach to local shops, parks, bus transport and schools, making it an ideal choice for families seeking both comfort and convenience.

This is a fantastic opportunity to secure a well-located home with immediate comfort and future potential in a sought-after South Wentworthville pocket.

#### MORE DETAILS

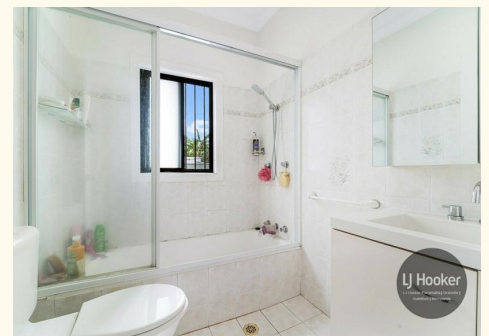
Property ID	2GU5F9E
Property Type	House
Land Area	575.4 m2
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Car Parking - Surface Pool

**Paulette Ghaleb 0408 888 810**

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