



35a Bartlett Street, South Wentworthville

Brand New Luxury Duplex

Located in a quiet, family-friendly street, this impressive residence offers space, comfort and convenience. Featuring a rare five-bedroom, five-bathroom layout, it is ideal for large families or those seeking excellent privacy and flexibility.

The home offers spacious living and dining areas, a modern kitchen with quality appliances, and five well-sized bedrooms, each with its own bathroom. A low-maintenance outdoor area provides the perfect space to relax or entertain.

Property Features:

- Five generous bedrooms, with three ensuites
- Master bedroom with walk ins, ensuite, and a balcony
- Five luxury bathrooms
- Modern gas cooking kitchen with breakfast bar and walk-in pantry
- Spacious open plan living and dining areas
- Internal laundry with ample storage
- Lock-up garage plus additional parking options
- Covered alfresco area, ideal for outdoor entertaining

Location Highlights:

- Short drive to Westfield Parramatta and surrounding shopping precincts

5 5 2

FOR SALE

\$1,700,000 to \$1,750,000

VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS

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Interested parties must rely solely on their own enquiries.



- Family-friendly and convenient South Wentworthville location
- Close to local schools and childcare centres
- Quick access to major roads and M4

This impressive home presents a fantastic opportunity for families seeking comfort and convenience in a well-connected South Wentworthville location.

MORE DETAILS

Property ID	2HE1F9E
Property Type	House
Land Area	348 m2

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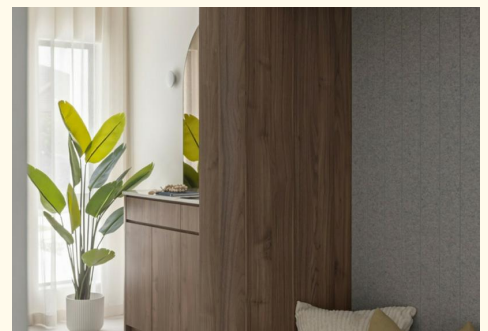
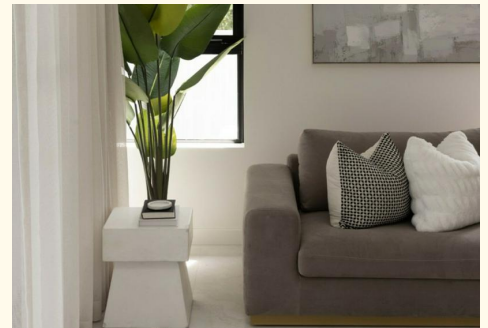
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GROUND FLOOR

The ground floor plan shows a large open-plan living and dining area (4.2 x 5.6m and 4.3 x 3.5m respectively) with a fireplace and access to a covered alfresco area (3.0 x 5.6m). The kitchen (4.1 x 2.8m) includes an oven (OV) and a pantry. The bathroom (BATH) and ensuite (ENSUITE) are located near the entrance. The bedroom (BED 5, 3.6 x 3.1m) has a robe and access to a storage area. The garage (5.4 x 3.1m) is attached to the side. The foyer (4.0 x 3.0m) features a seating/storage area and a storage closet. The plan also shows a buffet area, stairs (ST), and a laundry (L'DRY) area.

FIRST FLOOR

ENSUITE 1.9 x 2.5m

BED 4 4.0 x 3.0m

ROBE

HALL

BED 3 3.0 x 3.0m

ROBE

ENSUITE 2.4 x 3.0m

TABLE

ROBE

ROBE

ROBE

ROBE

W.L.R. 4.0 x 1.1m

BALCONY

MASTER BED 5.6 x 3.0m

VOID

BATH

LINEN

DN

ROBE

ROBE

ST

ADULTS

ST

BED 2 6.4 x 3.1m

ROBE

SITE PLAN

The site plan illustrates the proposed development layout. It features a large rectangular building footprint with a smaller rectangular extension on the right side. The building is surrounded by a green landscape with trees and a parking area. A north arrow is located in the upper right corner. The plan is labeled "SITE PLAN" at the top.