

**1/11 Carinya Road, Girraween, NSW 2145**



**Townhouse For Sale**

Saturday, 17 February 2024

1/11 Carinya Road, Girraween, NSW 2145

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 199 m2**

**Type: Townhouse**



Amit Nayak  
0294077800



Ritesh Nayak  
0294077800

## **Auction Guide \$890,000 | Auction This Saturday**

Sitting at the front of the complex with a private courtyard and only one common wall, this immaculately maintained townhouse is a rare find and offers perfect indoor & outdoor living. Moments walk to Girraween Public School, a 10-minute walk to Pendle Hill station and local shops. This easy-care, low-maintenance home is an easy choice and one not to be missed.- L-shaped lounge and dining area with split a/c soaked in natural light- Bright central kitchen with granite benchtop, gas cooktop, dishwasher and breakfast bar- Undercover patio provides deck and outdoor gas cooktop- Matured garden with home-grown strawberries, mangoes, long melons, chillies and much more- Master bedroom enjoys walk-in wardrobe, downlights, ceiling fan, a/c and Ensuite- 2nd & 3rd bedrooms also have built-in wardrobes, ceilings, a/c and downlights- Three fully tiled bathrooms; two upstairs and one downstairs and bath tub to main - Lock-up garage fitted with built-in storage plus internal access- Approx. 15-minute drive to Parramatta CBD, Westmead medical precincts and close to Toongabbie Plaza and portico Plaza shopping centre- Low strata levies | approx. \$435 per quarter