

# 12A Tungarra Road, Girraween, NSW 2145



## House For Sale

Tuesday, 19 March 2024

12A Tungarra Road, Girraween, NSW 2145

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 264 m<sup>2</sup>

Type: House



Vameq Ahmed  
0498351619



Andrew Drane

## AUCTION - Sunday 14th April - On Site

This is a must see! Situated in a quiet location and tucked away from Tungarra Road, immaculately maintained, character-filled and radiant with natural light, the duplex itself sits on over 264sqm parcel of land and more importantly has undergone extensive internal renovations just 5 years back, nestled in suburb prospective buyers are clamouring to get into. The living is open and easy-flowing and easily able to handle weekday living or weekend hosting, the bedrooms are spacious and cosy, and the exteriors are low-maintenance and attractively established. Offering all the advantages of any suburban home, this fantastic Torrens titled residence will appeal to growing families, busy professionals, investors, or singles who just want to be well-positioned in a welcoming spot with access to the bustling world. Features: - Two bedrooms with built-in wardrobes, Main bedroom has access to the deluxe bathroom - Light-filled U shaped chefs gas kitchen with modern appointments and plentiful preparation and storage space - Dedicated formal lounge - Large, open living and dining area - Island benchtop with breakfast-bar - Ceiling fans - Brand new second bathroom off the laundry - Outdoor entertaining area with a sturdy toolshed & rainwater tank - Solar panels 6.6KW - Automatic garage with entry access point to the main house - Private driveway paving the way for kids entertainment - \$650-\$700 weekly rental potential This home provides privacy and security where the family can go about their day to day living at their own pace. One of the most sought-after locations within the ever-popular suburb of Girraween. This renovated duplex is a place to call home with the highly sought after Girraween Primary School just 160 meters from your doorstep. Located close to local bus stops, Pendle Hill and Toongabbie stations, Pendle Hill shops, with Girraween Public and High Schools within walking distance, M4, Cumberland Highway and Great Western Highway a brief drive away, and offering an easy trip to Parramatta and Sydney, this excellent home will attract a range of buyers, so call Vameq on 0498 351 619 or Andrew on 0430 119 601 to book in your private inspection.