

# 169B Toongabbie Road, Toongabbie, NSW 2146



## Duplex/Semi-detached For Sale

Friday, 5 April 2024

169B Toongabbie Road, Toongabbie, NSW 2146

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 299 m2

Type:

Duplex/Semi-detached



Alex Georgiou  
0432578968



Nick Bardon  
0409900237

## Offers Invited!

Alex Georgiou & Nick Bardon of Elders Real Estate are proud to present 169B Toongabbie Road Toongabbie for sale. Situated within the highly regarded Metella Road Public School catchment, this newly built 5-bedroom, 3-bathroom duplex is a premium construction with high quality finishes for the lucky purchaser. On offer are 4 bedrooms upstairs, 1 bedroom downstairs all with built in wardrobes, 3 fully tiled floor to ceiling bathrooms including an ensuite to the master, 4 zone ducted air conditioning, large central kitchen with German appliances, natural gas cooktop and double drawer dishwasher, large alfresco area with second outdoor cooktop, dual street facing balconies, Hybrid timber floors upstairs, automatic garage & a dual zone alarm system. Buyers will be impressed with the grand scale & high-quality finishes, all within close proximity to all amenities. Investors take note: Rental potential of \$1,000 per week

**Property Features & Inclusions:**

- + 5 bedrooms all with built in wardrobes
- + Multiple indoor/outdoor living spaces
- + 3 bathrooms including main with ensuite
- + 4 zone ducted A/C plus outdoor ceiling fans
- + Natural gas kitchen with double drawer dishwasher
- + Engineered stone benchtops
- + Gas bayonets for added heating options
- + Brand new dual roller blinds to all windows
- + Multiple storage solutions
- + 1200 x 600mm porcelain floor tiles throughout
- + Grand internal 2.7m ceiling height
- + Concrete (Hebel) flooring on second floor
- + Complete outdoor alfresco kitchen with gas cooktop
- + Automatic garage with internal access
- + East facing aspect
- + Dual zone alarm system
- + Video intercom
- + Total building size of 240sqm including Alfresco
- + O.C and subdivision completed

**Location Highlights:**

- + 650m to Metella Road Public School
- + 2.3km to The Hills Sports High School
- + 800m to Girraween Selective High School
- + 1.7km to Portico Plaza & Woolworths
- + 650m to Claudia Road shops & IGA
- + 500m to 705 Bus stops on Gilba Road
- + 300m to Jain Temple (currently under construction)
- + 1.1km to Girraween Park
- + 1.9km to Toongabbie Train Station

**Council Rates:** \$345 per quarter approx  
**Water Rates:** \$160.18 per quarter approx  
**Total Size:** 299sqm  
**Contact:** Alex Georgiou 0432 578 968  
Nick Bardon 0409 900 237  
Krish Pancholi 0448 020 653

For a full list of inclusions, email your enquiry to Alex or Nick. Disclaimer: All information is gathered from sources we believe reliable however we cannot guarantee it's accuracy. Interested parties should rely on their own enquiries