

**3/42-44 Gilba Road, Girraween, NSW 2145**



**Sold Villa**

Friday, 19 January 2024

3/42-44 Gilba Road, Girraween, NSW 2145

**Bedrooms: 2**

**Bathrooms: 1**

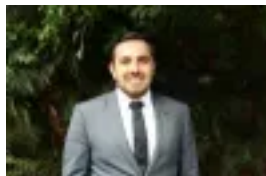
**Parkings: 1**

**Area: 198 m2**

**Type: Villa**



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**\$730,000**

Perfectly positioned within 2 minutes walk to Girraween Public School, 10 minutes walk to Pendle Hill Train Station and 8 minutes walk to Girraween Selective High School this enormous villa provides convenience, affordability and space in one exciting package. With 198m<sup>2</sup> on title it is larger than your average villa and is currently configured as 2 bedrooms plus a separate study room which has further potential for easy conversion into a 3rd bedroom if required. The enormous living room is air conditioned and offers tiled flooring while the gas equipped kitchen includes stone bench tops for that touch of luxury. New timber laminate flooring throughout the bedrooms ensures ease of maintenance throughout the home. An extra large laundry with second toilet has enough space to create a 2nd bathroom and by converting this property into a 3 bedroom, 2 bathroom villa you will quickly uplift its value with a relatively small outlay. Successful real estate investment is all about location, and this property certainly offers a prime location within a highly sought after, family friendly community - make your offer and secure it today!

**Accommodation Features:**

- + Combined living and dining room with tiled flooring
- + Separate study room/potential 3rd bedroom
- + Mirrored door built in wardrobes to both bedrooms
- + Extra large laundry with 2nd toilet, enough room to convert to a 2nd bathroom
- + Kitchen with window overlooking backyard, gas cooking & stone benches
- + Extra wide garage (wheelchair accessible), internal access, remote control roller door
- + Low maintenance courtyard with additional covered decking
- + Level access into the villa with no steps, perfect for older generations
- + New gas hot water with adjustable temperature control
- + 198m<sup>2</sup> on title

**Location Benefits:**

- + 100m to Girraween Public School
- + 550m to Girraween Selective High School
- + 1.1km to St Anthony's Catholic Primary School
- + 700m to Pendle Hill train station & shops

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**Disclaimer:** All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Distances & dimensions are approximate. Interested parties should rely on their own enquiries.