

4/133 Toongabbie Road, Toongabbie, NSW 2146

property(inside)out

## Villa For Sale

Thursday, 14 December 2023

4/133 Toongabbie Road, Toongabbie, NSW 2146

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



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## Just listed

Ideally located within the popular Metella Road Public School catchment and within easy walking distance of shops and public transport, this 2 bedroom single level villa is the perfect chance for young families and first home buyers to enter the current market, or for downsizers looking to make a move. The sturdy double brick construction provides peace of mind, while the interiors present an opportunity for the design-savvy to put their own unique stamp on the home. Proximity to public transport links, schools, and major community hubs such as Westfield Parramatta and Westmead Health Precinct (including Hospital and Children's Hospital) positions this property in an enviably convenient location and makes for a promising investment for those looking to add to their rental portfolio. Features include: - 2 good sized, sunny bedrooms, one with built-in wardrobe, both with brand new floorboards. - Neat and tidy kitchen with low maintenance laminate benches, gas cooktop, rangehood and plenty of cupboard space. - Large main bathroom with bathtub, overhead shower, vanity and toilet. - Light-filled combined lounge and dining with split system air conditioning, opening out to a grassy level backyard, fully fenced with ample room for kids to play safely. - Single lock-up garage with direct access to backyard and storage nook. - Internal laundry, easy upkeep tiled floors to communal areas, fresh paint and LED downlights throughout. Walking distance to Parramatta, Blacktown and Seven Hills bus services (600m) and Girraween Park (700m). Less than 1km to IGA, Metella Road Public School and Girraween Selective High School. Less than 5 minutes' drive to Portico Plaza and a choice of three train stations - Seven Hills, Toongabbie and Pendle Hill. Around 10 minutes to Wenty Leagues, Winston Hills Mall and Westmead Hospital, 15 minutes to Parramatta's Westfield, train station and CBD, along with the heritage listed Parramatta Park, Norwest Business Park, Sydney Murugan Temple. Strata approx. \$517.85 per quarter, council approx. \$344.50 per quarter. School catchment areas - Metella Road Public School, Pendle Hill High School. Disclaimer: All information contained herein is provided by third party sources including but not limited to the owners/developers, valuers and solicitors. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own inquiries and verify all relevant details for their accuracy, effect and currency.