

# 47 Humphrey Road, Toongabbie, Vic 3856

## House For Sale

Tuesday, 7 May 2024



47 Humphrey Road, Toongabbie, Vic 3856

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Simon Burns  
0421333114



Colin Gooding  
0351760096

**\$759,000**

Are you in search of a lifestyle property that combines space, privacy, and all the comforts of modern living? Discover all of this at 47 Humphrey Road, Toongabbie, a delightful property situated on a generous 4.62-acres. This charming home offers two separate living areas, providing plenty of space for the whole family to enjoy. The heart of the home is a spacious kitchen equipped with modern gas cooking facilities, a stainless-steel dishwasher, and plenty of storage, adjoined by a dining area. The home boasts three well-sized bedrooms, including a main bedroom that features built-in robes and an ensuite with a stand-up shower. The main bathroom is well-appointed with both a stand-up shower and bath, complemented by a separate toilet for added convenience. Comfort is key in any home, and this property does not disappoint with solid fuel heating, split system air conditioning, and ceiling fans throughout. Recently updated with fresh paint, new carpeting, and blinds, there's nothing to do but move in! Outdoors, the private and secure rear yard includes a deck perfect for entertaining, alongside a large horse arena for equestrian enthusiasts. With connection to town water and located just 2km from public trails suitable for horse riding, dirt biking, and mountain biking, plus Council-approved firewood harvesting sections, this property has it all. Currently leased to excellent renters until August 2024 for \$590 per week, this property would also make a great investment opportunity. For further information or to book a private inspection please call Simon Burns on 0421 333 114.