

**55 Girraween Road, Girraween, NSW 2145**



**Duplex/Semi-detached For Sale**

Monday, 27 November 2023

55 Girraween Road, Girraween, NSW 2145

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 269 m2**

**Type:**

**Duplex/Semi-detached**



Tariq Jameel

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## Contact Agent

This immaculately presented 269 sqm single level three-bedroom duplex offers a functional layout with amazing privacy. Recently refreshed and ready to move into, it offers a private backyard, spacious living and dining area, large gas kitchen, high ceilings, ducted air-conditioning and a low maintenance private courtyard, all bathed in natural light. The large automatic garage also comes with internal access. Approx. 10 minute walk to Girraween Primary and High School. Positioned within walking distance to both train stations and shops, Pendle Hill Station, and Toongabbie Station.- Functional layout with large open plan living/dining and kitchen areas,- Dual zoned ducted air-conditioning throughout- Tiled flooring in the living, dining and kitchen areas for practical use- Fully fenced and easy to care child friendly backyard - Modern 600 mm gas cooking kitchen with dishwasher, oven, benchtops and ample storage- Stainless steel appliances including oven and dishwasher- Three bedrooms with built-in wardrobes, high ceilings and wood finished floors- Sun-drenched sizeable master bed with a large arched window and built in robes- Main bathroom with bath and separate shower and large vanity and a practical skylight.- Large single lock-up garage with internal access- Investors note: potential rent of \$750 pw- Water \$172pq, Council \$313pq, Strata Nil- Internal laundry room with additional storage and skylight for practical living- 8-10 min walk to Girraween Primary and High School- Walk to Pendle Hill and Toongabbie train station and shops- 3 Mins walk to the Girraween Park, - Easy access to Parramatta CBD, M4 and Westmead Hospital Main door entrance facing West.