

# 59 Oramzi Road, Girraween, NSW 2145

## Sold Duplex/Semi-detached

Wednesday, 6 March 2024

59 Oramzi Road, Girraween, NSW 2145

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 274 m<sup>2</sup>

Type:

Duplex/Semi-detached



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## Contact agent

Conveniently located in the coveted Girraween Public School catchment, this low maintenance 3 bedroom duplex is everything a young family could ask for in their first home. The spacious 136m<sup>2</sup> floorplan provides plenty of space whilst representing excellent value for money. With some of the best schooling options in Western Sydney within easy walking distance, public transport virtually at your front door and the thriving Paramatta CBD only a 15 minute drive away, there is no better place for your family to call home. Constructed in 2012 Features include:

- 2 bedrooms upstairs, both of a good size with built-in robes, master with ensuite. The third bedroom downstairs is ideal for parents, guests or extended family, or could even be repurposed as a home study/office.
- Sunny kitchen with new gas cooktop, oven and rangehood, tiled splashback, dishwasher and plentiful storage options. The combined living/dining area with gas bayonet adjoins the kitchen and opens out to a tiled terrace and landscaped private yard, giving the kids ample space to play safely.
- Main bathroom upstairs with bathtub, separate shower, vanity and toilet.
- Single lock-up garage with internal access.
- Internal laundry with yard access plus separate powder room.
- Ducted air conditioning and easy upkeep floors throughout, with new floorboards upstairs and tiled floors downstairs, plus walls looking good as new courtesy of a fresh coat of paint.
- Walking distance to Parramatta (30m) and Blacktown (83m) bus services, Girraween Public School (600m), Girraween Selective High School (700m), Toongabbie train station (1.2km) and Portico Plaza (1.3km).
- 5 minutes' drive or less to Woolworths Metro and Pendle Hill train station, Wenty Leagues.
- Around 10 minutes' drive to Wentworthville shopping strip and Westmead Health Precinct.
- 15 minutes' drive to Parramatta CBD, dining/entertainment hub Parramatta Square, Western Sydney University, Commbank Stadium and Sydney Murugan Temple.

School catchment areas - Girraween 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.