

**6/80 Girraween Road, Girraween, NSW 2145**



**Villa For Sale**

Thursday, 18 April 2024

6/80 Girraween Road, Girraween, NSW 2145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 135 m2**

**Type: Villa**



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## Offers Invited

Located in a boutique complex of 7 Villa's, this neatly maintained and well-proportioned 2 bedroom home is nestled in the heart of the highly sought after Girraween Public School Catchment and is the perfect opportunity for first home buyers, small families, investors and downsizers looking to secure their next property. Offering low maintenance living, 6/80 Girraween Road boasts 2 generous sized bedrooms both with built in wardrobes, a large living and dining space, split system air-conditioning and a private low maintenance courtyard, all set within close proximity to public transport, local schools, childcare centres, cafes and local shops. Potential rental return at \$600 per week

**Further Information & Inclusions:** + 2 bedroom, 1 bathroom villa + Freshly painted neutral tones throughout + Brand new carpet & blinds installed + Generously sized kitchen with ample cupboard space + Built in wardrobes in both bedrooms + Well sized bathroom includes a separate shower and bathtub + Separate wash closet + Private courtyard area enjoys a tranquil outlook bathed in northern sun + Oversized lock up garage with remote access + Split system air conditioning in living room + Ceiling fan to main bedroom + Oversized Internal laundry + Skylights in bathroom, laundry and wash closet

**Location Highlights:** + 800m to Girraween Public School + 600m to Girraween High School + 1.4km to Portico plaza Woolworths and local shops + 350m to Girraween Road Park + 400m to C.V Kelly Park + 1.4km to Toongabbie Train Station (19 minute walk) + 1.5km to Pendle Hill Train Station (21 minute walk)

**Outgoings:** Council Rates : \$277 per quarter  
Water Rates : \$171.41 per quarter  
Strata Levies: \$656.39 per quarter

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**Disclaimer:** All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Sizes, distances and dimensions are approximate. Interested parties should rely on their own enquiries.