

**86 Oramzi Road, Girraween, NSW 2145**



**Townhouse For Sale**

Friday, 24 May 2024

86 Oramzi Road, Girraween, NSW 2145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Townhouse**



Matt Barham  
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Lekita Maitland  
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## **\$900,000 - \$950,000**

Possessing a bold street presence, this brand new, contemporary designed, luxurious townhouse offers effortless living with a seamless indoor/outdoor flow. Showcasing a flowing floorplan it is ideal for those seeking a modern lifestyle in an exclusive area. Spacious, light filled interiors enhanced by an array of desirable features and quality finishes ensures a happy future without ever having to move again. + 3 generous size bedrooms all with built-in-robos, main with ensuite.+ 1 bedroom and bathroom downstairs, ideal for the in-laws or guests.+ State of the art kitchen with dishwasher, gas appliances and breakfast bar.+ Open plan living space, ducted air-conditioning, alarm.+ Deluxe main bathroom.+ Landscaped entertaining courtyard with rainwater tank.+ 2 security car spaces and a storage cage. Perfectly located in an enviable location close to Girraween Primary School and both Toongabbie and Pendle Hill stations only adds to the appeal of this proudly built masterpiece which is sure to impress. Council Rates: \$350.00 per quarter (approximately)Water Rates: \$172.00 per quarter (approximately)Strata Fees: \$570.00 per quarter (approximately)Total Size: 153sqm  
Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries.