

**101 Rausch Street, Toongabbie, NSW, 2146**



**House For Sale**

Thursday, 5 September 2024

101 Rausch Street, Toongabbie, NSW, 2146

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Amazing Single Level Home with Swimming Pool

This sunlit, single-level home is a standout opportunity for families and those seeking convenient, stylish living in a coveted area. Positioned on a 557 sqm block with a 15.24m frontage, it combines modern amenities with a practical layout, making it a perfect fit for various lifestyles.

With a current rental potential of \$850 per week, this home offers both immediate comfort and promising investment potential. Located within walking distance of buses, parks, schools, Toongabbie Town Centre, and the train station, it combines accessibility with a tranquil living environment.

Block of approximately 557 sqm with a 15.24m frontage

Four spacious carpeted bedrooms with built-in robes & ceiling fans

Plantation shutters and an ensuite to the huge master bedroom

Gorgeous fully tiled main bathroom and a separate toilet

Enriched and durable hybrid floorboards for living areas

Large living room with designated dining and family areas

Commercial-grade sliding door for a seamless indoor-to-outdoor flow

Floor-to-ceiling windows further enhance the interior lighting

Gourmet kitchen with double servery windows

Extravagant 40mm Smart stone benchtop and a seamless splashback

Polyurethane kitchen cupboards with soft-closing doors and drawers

Quality stainless steel appliances including dishwasher

A landscaped and manicured garden surrounds the inground pool

The garden has a large shed and additional storage space

Recently installed Colourbond roof with insulation plus new gutters

Ducted air conditioning, and a security alarm system

Double carport, Stencil concrete driveway with side access

Council: \$381 per quarter

Water: \$172 per quarter

Note: Please follow the link below to register to bid or make an offer:

<https://buy.realtair.com/properties/141732>

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