

**12 Derbyshire Avenue, Toongabbie, NSW 2146**



**House For Sale**

Sunday, 23 June 2024

12 Derbyshire Avenue, Toongabbie, NSW 2146

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**



Alistair Agius  
0447928888



Juliano De Rossi  
0406411666

## Contact Agent

From its shady back porch to its big, welcoming outdoor entertaining area at the rear, this is a friendly, adaptable family home, well-placed to suit all your family's needs. The living spaces give you plenty of good, old-fashioned room, there are enough bedrooms to lend the home versatility, there are abundant amenities to make the hectic weekdays a breeze as everyone gets off to school or work, and the front porch and alfresco entertaining area will make entertaining a delight. Completely refurbished, this accommodating family abode is an absolute stunner, and the location gives you flexibility and accessibility to the best transport and amenities the area has to offer. Features:

- Five bedrooms, four with built ins
- Roomy modern kitchen with plentiful preparation and storage space + walk in pantry
- Large family room
- Separate living & dining rooms
- 2 modern family bathrooms
- Internal laundry with space for all linen work, plus storage
- Extensive covered alfresco area
- Single car garage with workshop room

With its prime location close to Toongabbie train station, buses, Toongabbie Plaza, Parramatta CBD, Primary & High Schools and minutes' drive to M7, M4, & M2, this family home will attract plenty of interest from families looking to maximise accessibility. Call Alistair Agius of Agius Property Group on 0447 928 888 to organise your inspection today.