

**13 Derbyshire Avenue, Toongabbie, NSW 2146**

**House For Rent**

Tuesday, 25 June 2024



**13 Derbyshire Avenue, Toongabbie, NSW 2146**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Umang Pokharel

0288095822

**\$680 per week**

Umang and Team Urbane Real Estate proudly present this occupancy gem located within 1km of Toongabbie train station and shops. This beautifully presented home is nestled in one of Toongabbie's most sought-after streets. It is situated on a level block with a well-maintained 3-bedroom house. The house features a spacious living area and family room, a well appointed kitchen with plenty of storage space, and a separate dining area. There are three bedrooms, all of which have built-in wardrobes. The property is located in a quiet, leafy street close to schools, parks, and shops. It is also within easy reach of public transport and major highways. If you are looking for a great investment opportunity or a spacious home for your family, this property is definitely worth considering. Some of the key features: \* Spacious 3 Bedroom with built ins in all three \* Separate bathroom and toilet \* Timber floors and abundant natural light \* Separate living and family room with sliding door access to backyard \* Spacious backyard with covered entertainment area \* Internal laundry \* Lockup Garage and carport

**Location Highlights:** + Short walk to Toongabbie Station and town centre + Approx. 3 km to Girraween Public School, 1.1 Km to Toongabbie Public School, and 2.7 km to St Anthony's Primary school + Close to Hills sports High school, Seven Hills Gymnastics club, Seven Hills -Toongabbie RSL, Early learning centre + Approx. 4.5 km to Westmead Hospital and 7km to Parramatta Westfield

If you have any specific questions or concerns, please feel free to call our friendly team Urbane Real Estate on 02 8809 5822. **Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgement to determine the accuracy of this information for their own purposes.