

**17 Highland Avenue, Toongabbie, NSW, 2146**



**House For Sale**

Friday, 16 August 2024

17 Highland Avenue, Toongabbie, NSW, 2146

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## R3 Zoned Plot With A Charming Home

Located at 17 Highland Avenue Toongabbie, this 3-bedroom clad home is conveniently placed near local shops, bus stops, and parks with a short 15-minute walk to Toongabbie Train Station. This rectangular block of approximately 556m<sup>2</sup> is zoned R3 with medium density development potential.

Spacious and light-filled interiors with ample ventilation  
Good-sized and neatly carpeted bedroom with ceiling fan  
North-west facing porch with beautifully landscaped gardens views  
Well-maintained and neatly presented original bathroom  
A welcoming electric cooking kitchen with ample storage units  
Additional bathroom, conveniently located next to the internal laundry  
A combined lounge and dining space that overlooks a green backyard  
Secure and well-maintained yard is a private oasis perfect for garden lovers  
A perfect home with its own character and living areas and sunroom  
Covered patio at the rear with a leafy outlook perfect for a morning coffee  
Entertaining alfresco or a great spot for comfortable and cozy retreat  
With a current market rental potential of \$700 per week

Rates:

Council: \$435 per quarter

Water: \$172 per quarter

Inspection: Saturday 17th August, 12.00-12.30PM

Auction: Saturday 7th September, 3.00PM

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