

**22 Bulli Rd, Toongabbie, NSW, 2146**

**CENTURY 21**

**House For Sale**

Thursday, 1 August 2024

22 Bulli Rd, Toongabbie, NSW, 2146

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Kevin Lai

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## Character & Convenience: A Perfect Family Haven

Century 21 Advantage proudly presents this charming, sunlit 4 bedrooms family home nestled in a quiet, picturesque and leafy location. Boasting double-storey living with expansive, versatile spaces, this residence is the ideal choice for families seeking both character and convenience. Immaculately maintained and freshly painted, the home features a flexible floor plan that seamlessly flows to a well-covered backyard, offering a ready-to-move-in experience.

### Key Features:

- \*? Flexible Layout: Separate living and dining areas designed for comfort and versatility.
- \*? Spacious Kitchen: Generously sized with ample cupboard space, 90cm gas stainless steel cooktop, ducted rangehood, and dishwasher.
- \*? Four (4) Bedrooms: Equipped with large built-in wardrobes, providing plenty of storage.
- \*? Master Suite: Huge in size and includes a 2-way ensuite for convenience.
- \*? Additional Driveway: Offers access and parking for camper trailer or boat.
- \*? Quality Flooring: Timber floorboards throughout the ground level and stairs.
- \*? Workstation/Storage Shed: A separate area ideal for tools or a dedicated workspace.
- \*? Secure Garage: Lock-up garage for secure parking or additional storage.

Prime Location: Perfectly positioned within walking distance to Toongabbie Station, Portico Plaza, Toongabbie West Public School and Pendle Hill High School, this superb family home is also conveniently close to local eateries, schools, and childcare centres. Enjoy easy access to Winston Hills Mall, Seven Hills Plaza, and Westmead Health & Education Precinct.

Commuting to Parramatta CBD and Sydney CBD is a breeze via nearby major arterial roads.

### Contact Us Today!

Don't miss out on this exceptional opportunity. Call us now to arrange a viewing and experience all that this wonderful family home has to offer!