

**9 Rausch Street, Toongabbie, NSW, 2146**



**House For Sale**

Monday, 19 August 2024

9 Rausch Street, Toongabbie, NSW, 2146

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## North-Facing Home in Dress Circle Location

This beautifully renovated, North-facing home features a versatile floor plan with 4 bedrooms and a bright living area. Located in a quiet, family-friendly enclave east of Toongabbie, this brick veneer house offers the ideal balance of comfort and lifestyle, all within easy walking distance of Toongabbie train station, bus services, cafes, shops, and schools.

Land size approximately 556m<sup>2</sup> and 15.2m frontage

All bedrooms soaked in natural light, with a living area that's equally bright

All bedrooms come equipped with built-in robes & ceiling fans

Lounge and dining areas designed for effortless relaxation

Split-system air conditioning and ceilings adorned with downlights

Large main bedroom with ensuite, walk-in robe & air conditioner

2nd spacious bedroom with built-in robe & air conditioner

Floorboards in the kitchen, lounge, and hallway & carpet in all bedrooms

Gourmet gas cooking kitchen with ample cupboard space

Stainless steel appliances, and a brand-new dishwasher

Main bathroom equipped with a spa bath and vanity

Spacious internal laundry with backyard access

Single lock-up garage with an enclosed carport and space for 2 cars

An undercover patio in the back, ideal for enjoying a morning coffee

A massive rear paved and undercover family entertaining space

Freshly painted throughout the home for great look and feel

Brand-new, custom-made blinds that enhance the home's character

With a current market rental potential of \$850-900 per week

Rates:

Council: \$360 per quarter

Water: approximately \$ 178 per quarter

Inspection: Saturday 17th August, 1.00-1.30PM

Auction: Saturday 14th September at 1.45PM on site

Note: Please log into the agency website to download the contract of sale, Building & Pest Inspection report or register to bid.

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