

**11/34-36 Girraween Rd, Girraween, NSW 2145**



**Townhouse For Sale**

Friday, 5 July 2024

11/34-36 Girraween Rd, Girraween, NSW 2145

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 174 m2**

**Type: Townhouse**



Vameq Ahmed  
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Andrew Drane

## AUCTION - 27th of July - On Site

Built to exacting standards in 2016, this pristine four-bedroom, three bathroom home could not be better located. Kept in pristine condition by the current owners, this boutique complex is one of the most highly sought after properties in this pocket. Nestled in the increasingly popular suburb of Girraween, this property presents an exceptional opportunity for those seeking a harmonious blend of style, functionality, and location. Whether you are a first home buyer, upsizing from a two- or three-bedroom unit or villa, or even an investor, this simply ticks all those boxes. The home offers a carefully curated living experience, from the moment one steps inside the premises. The house greets their occupants & guests to an open plan lounge and dining glistening with radiant natural light, complimented with a contemporary kitchen boasting stainless steel appliances, 5 stove gas burner, kitchen splash, plenty of meal preparation space. There is also a full bedroom and bathroom downstairs, perfect for guests or in law accommodation. Moving onto to the second floor, be greeted by high ceilings, generous sized bedrooms, large main bathroom with a tub, and ensuite to the master bedroom. All bedrooms are private, cosy, with built ins and ceiling fans. The property's inviting ambience extends to the backyard complete with a seamless transformation from indoor to outdoor entertaining, providing a perfect setting for intimate gatherings or a peaceful retreat. To make it even more accessible, there is even a side entrance into the backyard. Embrace the comfort of ducted reverse-cycle air conditioning throughout, Bosch security system, automatic garage, dedicated second car park adjacent to the lock up garage, double farmhouse sink, the amenities are truly remarkable. Be captivated by this elegant gem, where every detail harmonises to create a living space that's not just a house, but a home.

Home highlights:

- Stylish kitchen with stainless steel appliances, with double farmhouse sink & Westinghouse 5 stove gas burner
- Open plan living experience
- Ceiling fan
- Multi zone ducted air-conditioning
- Rain Water Tank
- Side access to the low maintenance rear garden
- Gas outlets both in the lounge and outdoor entertaining area
- Floor tiles in kitchen and living areas
- 8mm Laminate flooring in bedrooms, steps & hallways
- Automatic garage along with an extra dedicated car parking slot
- Keyless entry
- Bosch security system

182sqm This is a beautiful community within a community adorned by lovely neighbours. The central location places it walking distance to both Pendle Hill and Toongabbie train station and shops. The highly anticipated multi-million dollar upgraded Civic Park has opened its doors to the locals which is a short stroll away along with a 1 min walk to Girraween Park and CV Kelly Park encompassing plentiful sporting options for everyone starting from Athletics, Soccer, cricket etc. Nearby is a child care centre and schools within 5 min walk. Whether you are a first home buyer, upsizing, investor, this home is perfect for every family's requirement. For further information, please contact Vameq Ahmed on 0498 351 619 or Andrew Drane on 0430 119 601 or book in a private inspection. See you at the open homes!