



54 Cornelia Road, TOONGABBIE, NSW 2146

A Bright Future

An ideal home for people that are starting out, looking to add future value or wanting to build their new home, this residence possesses immense potential in an ultra-convenient location.

- + 3 generous size bedrooms all with built-in-robres, ceiling fans and polished floorboards.
- + Potential 4th bedroom or home office.
- + Enormous kitchen with gas appliances flowing to the large living space with air-conditioning.
- + Renovated bathroom plus 2nd toilet in the internal laundry.
- + Single garage converted to storage/workshop and a sound proof music room/retreat with air-conditioning.
- + Entertainers back yard with inground pool and garden shed.

Surrounded by 619.9sqm with a 16.5m width provides the perfect site to build your

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 115P0363

SALE DETAILS

**\$1,100,000 -
\$1,200,000**

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Matt Barham
0414 407 816

dream home (subject to council approval). Occupy a convenient location within a short stroll to Toongabbie station and shopping and both Primary and High Schools only enhances the appeal of this fantastic opportunity to live in or lease out.

Council Rates = \$445.00 per quarter

Water Rates = \$169.00 per quarter

Land Size = 619.9sqm

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries. Some images may have been digitally enhanced.

- Land Area 619.90 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



54 Cornelia Road Toongabbie



Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
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