

## 8/240-242 Targo Road, TOONGABBIE, NSW 2146

SOLD BY NICK BARDON

Filled with natural light, this spacious 2nd floor apartment enjoys an east facing aspect overlooking the street.

Conveniently located just a few minutes' walk to Toongabbie Train Station & Shopping Plaza, it ensures a convenient and modern lifestyle while still being totally affordable.

The apartment offers larger than expected living areas designed to capture maximum sunlight thanks to it's easterly aspect.

Timber flooring throughout, a large gas equipped kitchen, a lock up garage, large balcony overlooking the street and a separate laundry room complete this highly appealing yet affordable package which is perfect for your own home or as a premium investment opportunity.

\*Investors note - rental potential \$500-\$520 per week

### Location Highlights:

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:** Sold

**INTERNET ID:** 115P10587

**SALE DETAILS**

**\$455,000**

**CONTACT DETAILS**

**Toongabbie**

4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Nick Bardon**  
0409 900 237

- + 260m to St Antonys Primary School
- + 400m to Grow early learning centre
- + 300m to Toongabbie Train Station
- + 130m to Parkview medical centre
- + 450m to Portico Plaza & Woolworths
- + 1.1km to CV Kelly Park
- + 1.2km to Civic Park
- + 6.4km to Parramatta CBD

Outgoings:

Council Rates: \$346 per quarter

Water Rates: \$173 per quarter

Strata levies: \$768 per quarter

Total size: 103m<sup>2</sup>

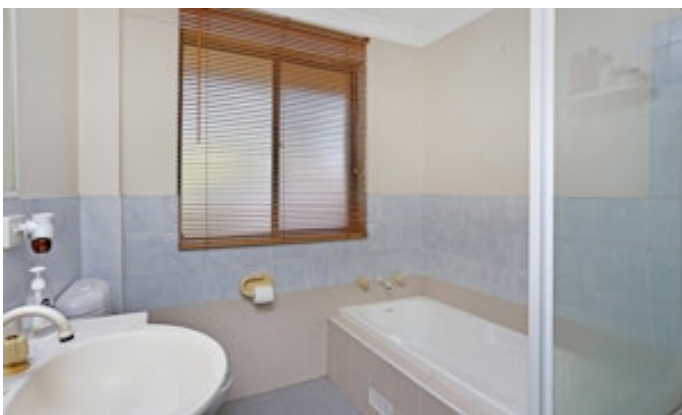
Contact :

Nick Bardon: 0409 900 237

Alex Georgiou: 0432 578 968

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Sizes, distances, and dimensions are approximate. Interested parties should rely on their own enquiries.

- Land Area 103.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage

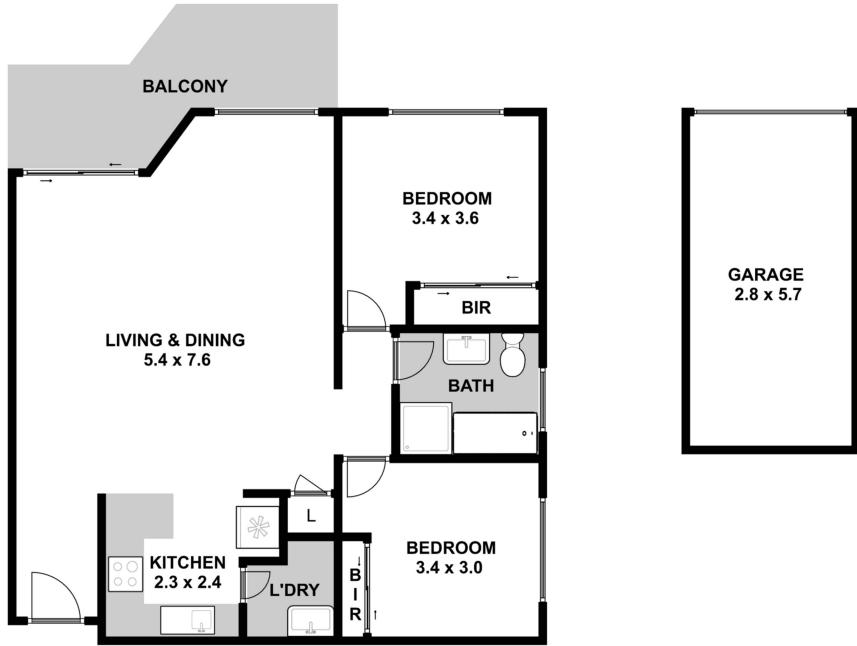




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Please note:  
Floorplan measurements are a guide only.  
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-  2
-  1
-  1