



23 & 1/23 Valparaiso Avenue, TOONGABBIE, NSW 2146

SOLD BY NICK BARDON

Presenting an exciting dual home opportunity for extended families, investors seeking a high yield income or buyers seeking a home + income.

Located in a peaceful, family friendly neighbourhood within 5 minutes walk to sought after Metella Road Public School, local shopping centre, bus stops and parkland, the idyllic location is convenient and much sought after.

This amazing package comprises a spacious and fully renovated north facing 3 bedroom house and a 2015 built 2 bedroom granny flat with 60m² of accommodation, separate electricity and water meters plus a private undercover entertaining deck.

Filled with a host of luxury inclusions this property is the perfect solution for large families and astute investors.

Location Highlights:

+ 450m to Metella Road Public School

TYPE: Sold

INTERNET ID: 115P12262

SALE DETAILS

\$1,205,000

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Nick Bardon
0409 900 237

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.

- + 250m to IGA supermarket & local shops + doctor
- + 300m to 702 bus stop to Seven Hills station & Blacktown CBD
- + 2.3km to Hills Sports High School
- + 1.4km to Toongabbie Christian College
- + 700m to Childcare
- + 2km to Woolworths & train station

Main House Information :

- + 3 large bedrooms, 2 with built in wardrobes
- + North facing front door & sunny north facing living areas
- + Spacious living & separate dining room
- + Luxurious new kitchen with dishwasher & water filter
- + New bathroom incorporating laundry facilities
- + Tiled flooring throughout the main living areas
- + Split system A/C x 4 to every bedroom & living areas
- + Ceiling insulation, roof restoration in heat reflective white paint
- + Whirly bird roof ventilators with eave vents to assist roof cooling
- + LED lighting throughout
- + Brick veneer construction with solid concrete floor
- + Double garage, brick & tile with existing plumbing

Granny Flat Information :

- + Completed in 2015, fully approved
- + 2 bedrooms, both with built in wardrobes
- + 60m² internal size + covered entertaining deck
- + Great sized living area, light filled with north & easterly sun
- + Modern kitchen & bathroom
- + Tiled flooring throughout
- + Separate electricity & water meters
- + Split system A/C x 3 to both bedrooms & living
- + 2000L rain water tank, water filter in kitchen
- + Covered entertaining pergola with aluminium deck
- + Access to the backyard

Rental Estimate : \$900pw

House: \$500pw

Granny flat : \$400pw

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 it's accuracy. Interested parties should rely on their own enquiries.

- Land Area 567.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage





