



1/15-17 Tungarra Road, GIRRAWEE, NSW 2145

A Smart Start In A Prime Location

Discover this fantastic 4-bedroom townhouse, perfectly positioned in one of Girraween's most convenient and sought-after locations. Just a short walk to Girraween Public School, local parks, cafes, and excellent public transport options, this home offers comfort, space, and lifestyle options.

Lovingly cared for, the residence features four spacious bedrooms with built in wardrobes, a modern kitchen equipped with a natural gas 4 burner cooktop + a 20mm stone benchtop + dishwasher, an expansive open-plan living & dining space & a large wrap around courtyard providing plenty of space. The home also captures natural light and warmth all year round with its perfect East/West facing aspect.

Whether you're a first-home buyer, growing family, or savvy investor, this is a golden opportunity not to be missed.

Property Features & Inclusions:

+ 4 bedrooms with built in wardrobes

TYPE: For Sale

INTERNET ID: 115P12917

SALE DETAILS

For Sale

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou
0432 578 968

- + 2 bathroom plus an additional wash closet
- + Modern kitchen equipped with a 4 burner gas cooktop, 20mm Stone benchtop & dishwasher equipped
- + Ducted air conditioning
- + Large living & dining area
- + Tiled floors downstairs, timber floors upstairs
- + Vertical blinds throughout
- + Video intercom
- + Single lock up garage with internal access
- + East/West facing aspect

Location Highlights:

- + 270m to Girraween Public School
- + 750m to Girraween Selective High School
- + 2.6km to Pendle Hill High School
- + 850m to Civic Park on Targo Road
- + 1.1km to Pendle Hill Train Station
- + 1.1km to IGA Pendle Hill and local shops
- + 4.6km to Westmead Health Precinct
- + 5.8km to Parramatta CBD

Council Rates: \$372.00 per quarter approx

Water Rates: \$170.9 per quarter approx

Strata Levies: \$527.56 per quarter approx

Total Size: 237sqm (175sqm internal)

Strata report available on request.

Contact:

Alex Georgiou 0432 578 968

Lachlan Ackroyd-Broadbere 0418 310 385

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 237.00 square metres

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.

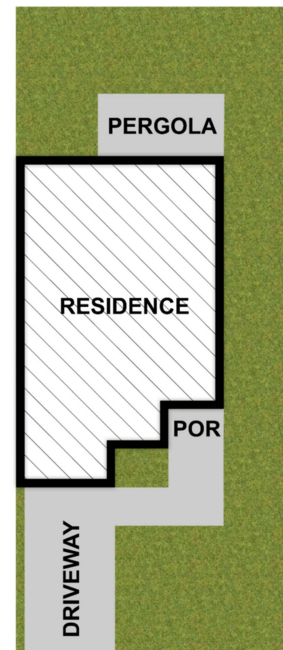
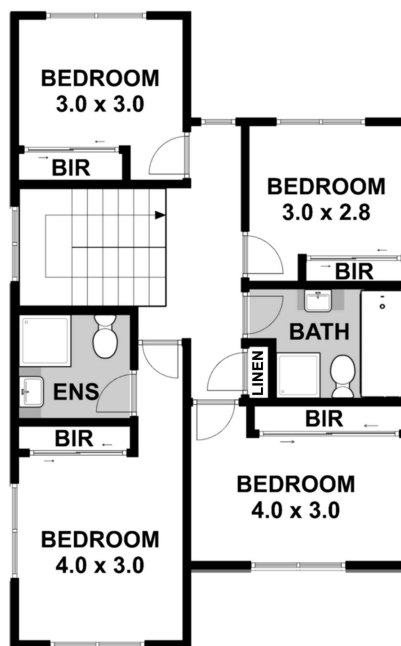
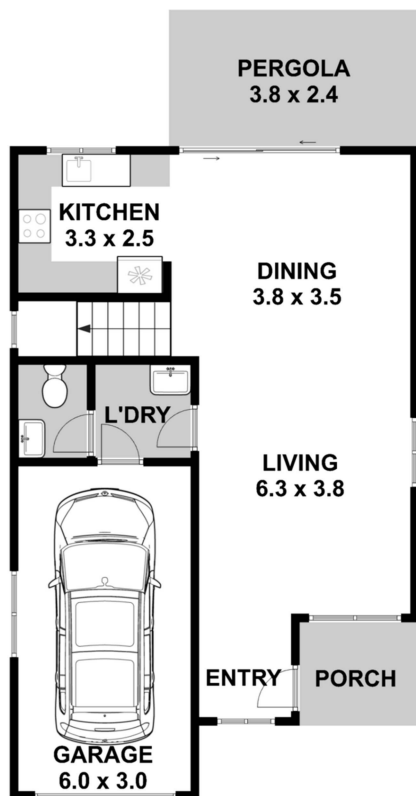
- Bedrooms: 4
- Bathrooms: 2
- Single garage





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Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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