



## 76 Rausch Street, TOONGABBIE, NSW 2146

### Perfectly Proportioned, Presented and Positioned

A property of striking style and impressive proportions, this perfectly designed home offers plenty to please the most discerning buyer. Luxuriate in the vast living areas, take time out and relax in the entertaining areas or just enjoy the quality lifestyle available. Showcasing a fusion of sleek design and stylish finishes, the spacious floorplan creates a seamless transition from indoors to out.

- + 3 generous size bedrooms all with built-in-robos, main with air-conditioning and 1 with ceiling fan.
- + Formal lounge with air-conditioning, large dining room and an expansive family room with air-conditioning.
- + Exquisite kitchen with stainless steel appliances including a dishwasher.
- + Main bathroom with separate toilet.
- + Roller shutters, plantation shutters, alarm and rainwater tank.
- + Double garage with remote door.
- + Impeccably landscaped entertainers yards incorporating a pergola overlooking the

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:** Auction

**INTERNET ID:** 115P13401

#### **AUCTION DETAILS**

2:30pm, Saturday March 21st, 2026

#### **CONTACT DETAILS**

**Toongabbie**  
4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Matt Barham**  
0414 407 816

sparkling inground pool.

Perfectly located on the enviable 'Rausch Street' within walking distance to Toongabbie Public School, the train station and shopping precinct only adds to the appeal of this delightful residence which you would be proud to call your own.

Council Rates: \$400.00 per quarter

Water Rates: \$200.00 per quarter

Land Size: 557.4sqm

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 557.40 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage

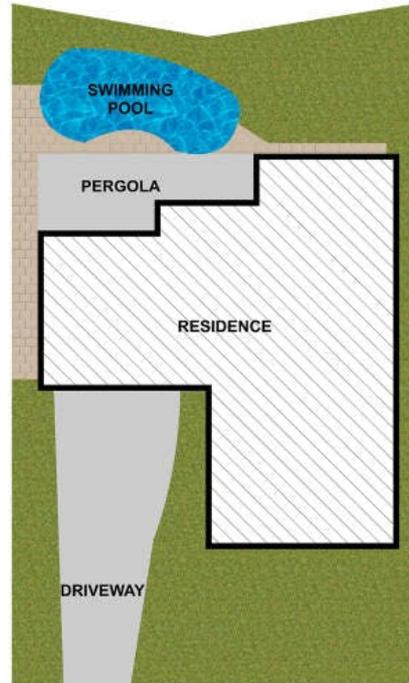
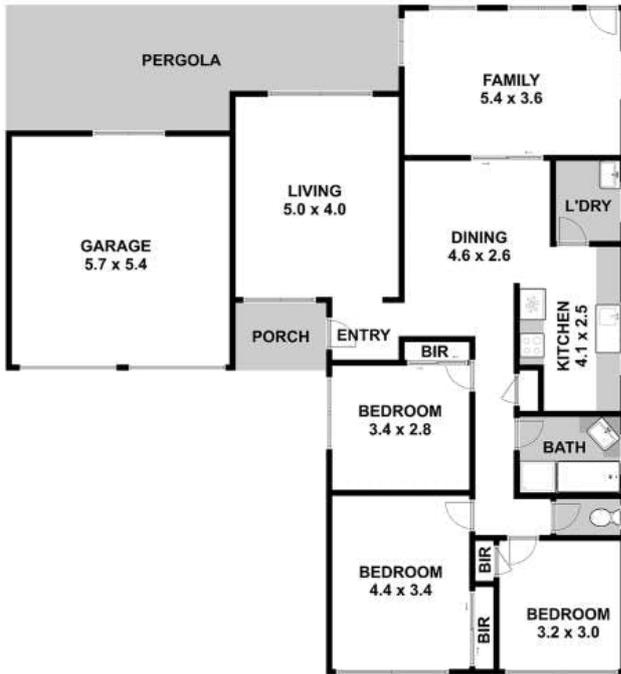




# 76 Rauch St, Toongabbie



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.



- 3
- 1
- 2

