



3/1 Budgeree Road, TOONGABBIE, NSW 2146

Near New 4 Bedroom Duplex Style Townhouse - Walk To Station

With 4 bedrooms, 3.5 bathrooms, dual living areas and an enormous double garage, this 4 year old premium quality townhouse offers house sized accommodation within just 10 minutes walk to the train station.

Inclusive of all the luxuries you would expect in a near new home such as ducted air conditioning, natural gas, built in wardrobes, remote access garage and security alarm, it promises a comfortable and convenient lifestyle.

The double length garage with internal access could easily be converted into a ground floor 5th bedroom, additional living room or work from home space.

The easy to maintain backyard features a north facing undercover entertaining terrace and room to grow your own garden.

Offering a prime position in a quiet yet highly walkable location, the outright convenience and the sheer luxury of the accommodation will appeal to both families and investors.

TYPE: For Sale

INTERNET ID: 115P14330

SALE DETAILS

Just Listed!

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Nick Bardon
0409 900 237

* Investors note: Potential rental return of \$850 - \$900 per week

Further Information:

- + 4-5 bedroom townhouse constructed in 2021- as new condition, just move in and enjoy
- + 3 bathrooms, 4 toilets
- + Ground floor living room + additional living room upstairs with tall raked ceilings & skylights
- + Two master bedrooms, each with ensuite bathroom
- + Built in wardrobes in all bedrooms
- + Tri zone ducted air conditioning
- + Security alarm
- + Natural gas equipped kitchen with dishwasher & stone benchtops
- + Gas hot water, gas heating & BBQ outlets
- + Tiled flooring to the ground floor
- + Garage with remote control door, internal access & potential to convert into an extra bedroom or living room
- + Additional lockable storage closets cleverly concealed in the roof void
- + Undercover entertaining terrace with tiled floor
- + Established gardens and secure backyard
- + Total Size: 213m²

Location Highlights:

- + 650m walk to Toongabbie Train Station
- + 1.3km walk to Pendle Hill Train Station
- + 1.2km walk to Toongabbie West Public School
- + 850m to nearest childcare centre, multiple childcare's within 1km
- + 1.1km to Woolworths Toongabbie + multiple specialty shops
- + 10 minute drive to Westmead medical precinct

Contact:

Nick Bardon: 0409 900 237

Krish Pancholi 0448 020 653

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.

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.

Some images may have been digitally enhanced.

- Land Area 213.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage





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