

73 Oramzi Road, GIRRAWEE, NSW 2145

BRAND NEW TOWNHOUSES FOR SALE - CONSTRUCTION COMPLETES Q4 2025

Elders Real Estate proudly presents 73 Oramzi Road with 9 brand-new townhouses for Sale.

73 Oramzi Road is designed for the best in contemporary living. Ideal for first-time buyers or investors looking for convenience and a premium lifestyle.

Situated within the Girraween Public School catchment area, 73 Oramzi Road's newest townhouses offer a lifestyle of effortless sophistication, with stylish interiors and top-notch amenities throughout. Whether you're starting afresh or expanding your investment portfolio, 73 Oramzi Road provides an appealing choice for modern living.

Property Features & Inclusions:

- + All bedrooms with built-in wardrobes
- + Open plan consisting of living, dining, and kitchen areas
- + Well-appointed kitchen featuring Engineered/Porcelain Benchtop and premium FISHER & PAYKEL appliances

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: For Sale

INTERNET ID: 115P14386

SALE DETAILS

For Sale - Contact Agent

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou
0432 578 968

- + Stunning bathrooms
- + Video intercom and security system
- + Beautifully landscaped courtyards great for entertaining

Plus, many more quality inclusions

Location Highlights:

- + Approx. 2 Min Walk to First Academy Childcare and Preschool
- + Approx. 6 Min Walk to Children's Village Girraween
- + Approx. 6 Min Walk to CV Kelly Park
- + Approx. 7 Min Walk to Girraween Public School
- + Approx. 11 Min Walk to Girraween Park
- + Approx. 15 Min Walk to Toongabbie Station
- + Approx. 15 Min Walk to Portico Plaza Shopping Centre

Close-by Drive Location:

- + Approx. 4 Mins Drive to Pendle Hill Station
- + Approx. 6 Mins Drive to Toongabbie Plaza
- + Approx. 6 Mins Drive to Wentworthville Leagues Club
- + Approx. 7 Mins Drive to Pendle Hill High School
- + Approx. 8 Mins Drive to Seven Hills Station
- + Approx. 8 Mins Drive to Wentworthville Station
- + Approx. 10 Mins Drive to Wentworthville Shopping Plaza
- + Approx. 10 Mins Drive to Seven Hills Plaza
- + Approx. 15 Mins Drive to Parramatta CBD

(Source - Google Maps)

Currently Under Construction

Approximate Strata Levies:

2 Bed: \$620-\$680 per quarter

3 Bed: \$720 per quarter

For more information, please contact our sales team

Alex Georgiou 0432 578 968

Lachlan Ackroyd-Broadbent 0418 310 385.

* Disclaimer: Images used are for display purposes only, finishes and products subject to final approval. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

- Bedrooms: 3
- Bathrooms: 2
- Double garage







GROUND FLOOR PLAN



FIRST FLOOR PLAN

73
ORAMZI ROAD
GIRRAWEE

TH 01
LOT 01

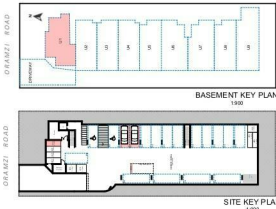


AREA

GROUND FLOOR (inc POS)	87 m ² Approx.
FIRST FLOOR	63 m ² Approx.
PARKING & STORAGE	31 m ² Approx.

TOTAL 181m²Approx.
AREA MAY DIFFER ACCORDING TO POS AREA, CAR PARK, AND BALCONY.

SITE PLAN



Bathla

1300 228 452
sales@bathla.com.au

Disclaimer: The information contained herein, whether written or illustrative, is for marketing purposes only. It is only indicative and subject to change. Changes can be made for many reasons, including, but not limited to: compliance with Council approvals; design variations to accommodate site requirements; compliance with BASIX regulations; availability of materials and inductions and unforeseen construction obstacles. All landscaping graphics, aspects, views, perspectives, drawings, plans, furnishing depictions, tile and electrical layout, balustrades, plantings, windows, window dressings, louvers and styling devices are indicative only. The developer and/or builder do not give any warranty or make any representations, whether express or implied, about the completeness or accuracy of any information in this document or provided with it. All persons should make their own independent enquiries as to the matters referred to in this document. The developer and/or builder disclaim any and all liability relating to, or resulting from, the use of, or the reliance on, any information in this document.