



## 2/4-6 Junia Avenue, TOONGABBIE, NSW 2146

### Stylish First Floor Apartment in a Prime Location

Centrally located & luxuriously appointed, this modern 2-bedroom, 2-bathroom first floor apartment combines functionality with convenience.

Set in a neat complex & conveniently situated near all amenities, the airy & open plan living style flows seamlessly to create a sense of comfort that you would be proud to call home. Three generous bedrooms, all with built-in wardrobes & an ensuite to the master ensure that your family will feel at home the second they move in. Upon entry, you are greeted by the spacious living & dining area â## effortlessly combining peace & practicality which flows out to the large balcony.

Owners & future tenants will appreciate the convenience of a short 150m walk to Portico Plaza Shopping Centre & 350m walk to Toongabbie Station. Enjoy the bonus of being situated across from a children's playground on a road with plenty off street parking for friends & family who may come to visit, whilst still being tucked away from the busy roads & train line.

### Further information & Inclusions:

+ Gas kitchen with Westinghouse stove & CHEF oven

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:** 115P14403

#### SALE DETAILS

**\$490,000 - \$530,000**

#### CONTACT DETAILS

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

**Alex Georgiou**  
0432 578 968

- + Stone benchtops, Dishwasher & plenty of storage
- + North facing balcony adjoining the living room
- + Timber laminate flooring throughout
- + Separate laundry with extra storage
- + Split system A/C
- + Blinds throughout for privacy & comfort
- + Single car space & storage cage
- + Security intercom system and secure building access

#### Location Benefits:

- + 300m to Toongabbie Train Station
- + 140m to Woolworths & shopping plaza
- + Meadows P.S & Pendle Hill H.S Catchment
- + 17min commute to Parramatta
- + Less than an hour commute to CBD

Councils Rates: \$346.00 per quarter approx

Strata levies: \$984.15 per quarter approx

Total size: 109sqm (88sqm internal)

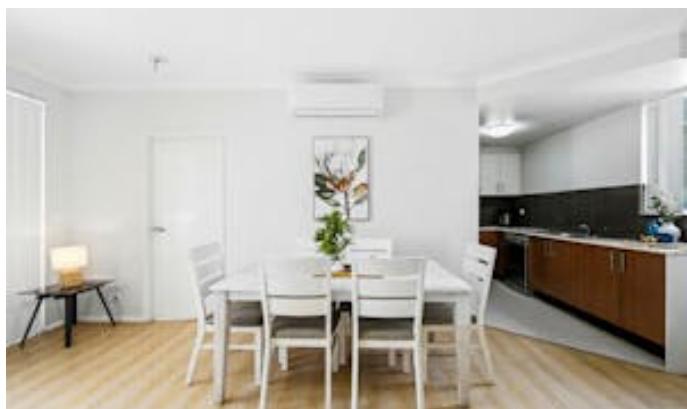
#### Contact:

Alexander Georgiou 0432 578 968

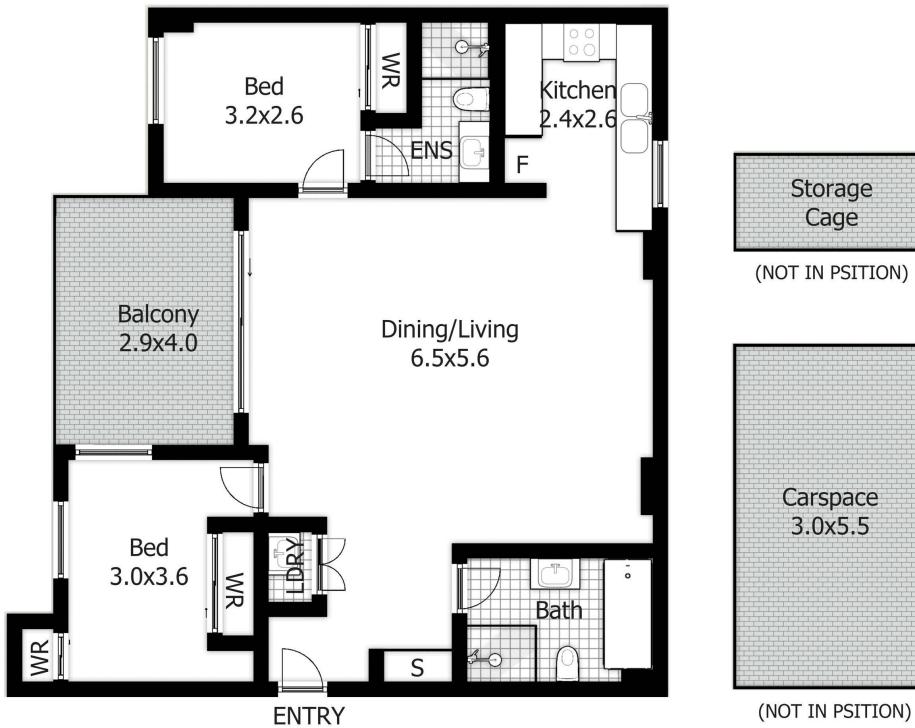
Lachlan Ackroyd-Broadbere 0418 310 385

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Dimensions and distances are approximate. Interested parties should rely on their own enquiries. Some images may have been digitally enhanced for marketing purposes.

- Land Area 109.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1



2/4-6 Junia Ave, Toongabbie



**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.