



## 13 Willmot Avenue, TOONGABBIE, NSW 2146

### Charming And Character Filled Modern Cottage Awaits

Positioned on a generous 594sqm parcel of land, in one of Toongabbie's most conveniently located streets, 13 Willmot Avenue is a beautifully upgraded home combining timeless character with modern comfort. From its generous proportions to its standout entertaining zone, this residence is ideal for families seeking quality, space, and lifestyle convenience.

Featuring four well-proportioned bedrooms, three with built-in wardrobes, the home is complemented by a renovated main bathroom and an updated internal laundry with an additional toilet, perfect for busy households.

At the heart of the home sits a chef-inspired gas kitchen, complete with double ovens, a 40mm stone benchtop, dishwasher, and ample storage - ideal for those who love to cook and entertain. Polished hardwood timber floorboards flow through the living areas, while plush carpet enhances comfort in the hallway and bedrooms. Plantation shutters and 2.7m high ceilings throughout add a touch of elegance and light.

Comfort is assured year-round with ducted and split system air conditioning, plus ceiling fans to the front-facing bedrooms.

**TYPE:** Auction

**INTERNET ID:** 115P14517

#### **AUCTION DETAILS**

12:30pm, Saturday February 28th, 2026

#### **CONTACT DETAILS**

**Toongabbie**

4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Alex Georgiou**  
0432 578 968

Step outside to a true entertainer's haven - a large covered outdoor area featuring a built-in pizza oven and outdoor cabinetry, overlooking a sun-drenched, north-facing backyard. Additional highlights include a lock-up single garage and rainwater tanks, offering both practicality and sustainability.

Conveniently located within walking distance to public transport, Bungaree Road shops, & Willmot Reserve, opportunities such as this are a rare offering within the Toongabbie locale.

Property features:

- + 4 bedrooms, 3 with built in wardrobes
- + Chef inspired gas kitchen equipped with double ovens, a 40mm stone benchtop & dishwasher
- + Renovated bathroom
- + Plantation shutters
- + Polished hardwood timber floorboards
- + Plush carpet to hallway and bedrooms
- + Ducted & Split system air conditioning
- + Ceiling fans to front facing bedrooms
- + 2.7m ceiling heights throughout
- + Internal renovated laundry with an additional toilet
- + Large covered entertaining area equipped with a pizza oven and outdoor cabinetry
- + Lock up single garage
- + Dual rainwater tanks
- + Sunny North facing backyard

Location Highlights:

- + 950m to Toongabbie west public school
- + 1.3km to Pendle Hill High School
- + 1.1km to Toongabbie train station
- + 1.3km to Portico Plaza & Woolworths
- + 140m to Willmot Reserve
- + 6.3km to Parramatta CBD
- + 5km to Westmead Health Precinct

Council rates: \$406.70 per quarter approx

Water rates: \$266.25 per quarter approx

Total land size: 594sqm

#### 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 594.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage









## 13 Willmot Avenue 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.

