



## 6/146 Cornelia Road, TOONGABBIE, NSW 2146

### Your Search Stops Here

This immaculate, freestanding villa is ideal for those who insist on something special with its complete privacy, light filled interiors and impressive array of indoor and outdoor spaces.

- + 3 generous size bedrooms all with built-in robes, main with ensuite bathroom.
- + Showroom style main bathroom.
- + Open plan living space with gas heating provisions, study nook.
- + Gourmet kitchen with gas appliances, dishwasher and breakfast bar.
- + Ducted air conditioning, video intercom and plantation shutters.
- + Double garage with remote door and internal access.
- + Large covered deck with electronic cafe blinds providing for all weather entertaining.
- + Spacious courtyard with rainwater tank.

**TYPE:** For Sale

**INTERNET ID:** 115P14565

#### **SALE DETAILS**

**\$900,000 - \$950,000**

#### **CONTACT DETAILS**

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

**Matt Barham**  
0414 407 816

+ Currently rented to a great tenant hoping to stay or vacant possession can be provided.

An exclusive complex of only 8 homes and a convenient location close to local shops, transport and Metella Road Primary School will only enhance your interest in this unique residence which would be a wonderful place to live or a profitable rental opportunity for the astute investor.

Council Rates = \$456.50 per  $\text{A} \frac{1}{4}$

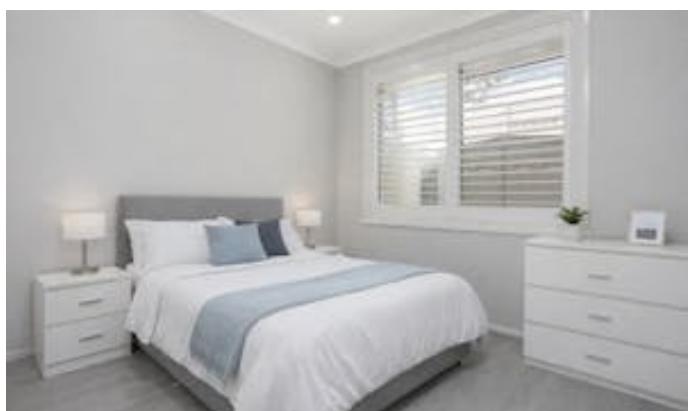
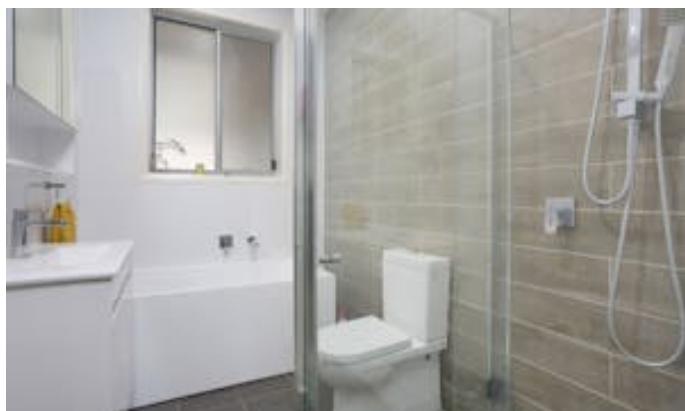
Water Rates = \$205.00 per  $\text{A} \frac{1}{4}$

Strata Fees = \$557.50 per  $\text{A} \frac{1}{4}$

Total Size = 187sqm

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 187.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage



6 / 146 Cornelia Rd, 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.



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D1  
A Digital 1 floorplan