



## 32B Bulli Road, TOONGABBIE, NSW 2146

First Class Duplex - Walk To Station & No Strata!

North facing in a prime Bulli Road location this gorgeous 3 bedroom Torrens Title duplex has been maintained to the highest of standards and is absolutely move in ready.

Large, light filled living areas feature a high vaulted ceiling to provide the feeling of additional space, while the stunning brand-new kitchen includes a 900mm gas oven, Bosch dishwasher and walk in pantry.

A beautiful, low maintenance backyard provides the perfect environment for relaxation or entertainment thanks to a private undercover pergola and paved terrace, overlooking lush established gardens.

This sensational, strata free home represents the pinnacle of luxury, low maintenance living in a highly sought after walk to station location and is sure to appeal to young families and downsizers who can appreciate the finer things in life.

Further Information & Inclusions:

**TYPE:** For Sale

**INTERNET ID:** 115P14626

### SALE DETAILS

**Just Listed - Offers Invited!**

### CONTACT DETAILS

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

**Nick Bardon**  
0409 900 237

- + 3 bedrooms, 2 bathrooms, 2 toilets
- + Bright and sun filled throughout, north facing aspect
- + Huge open plan living/dining area with vaulted ceiling
- + Dual zone ducted air conditioning
- + Solid hardwood flooring throughout the ground floor
- + Garage with remote control roller door, extra clothes line & fixed storage shelves
- + Extra large bedroom sizes, built in wardrobes x 2
- + Ceiling fan in the master bedroom
- + Full paved backyard with undercover entertaining pergola & gas BBQ connection
- + Gas instant hot water with individual temperature control
- + Extra large laundry with built in storage cabinets
- + Security alarm with remote control
- + Ceiling insulation
- + Full Torrens Title - NO STRATA LEVIES!
- + Land size 259m2

#### Location Benefits:

- + 1.1km to Toongabbie Train Station
- + 100m to 711 bus stop to Parramatta station & Westpoint Blacktown
- + 1.5km to Woolworths & shopping plaza
- + 600m to Toongabbie West Public School
- + 900m to Toongabbie Public School
- + 100m to two childcare centres
- + 800m to Pendle Hill High School
- + 2km to Toongabbie Christian College
- + 10 minute drive to Westmead Medical Precinct, 15 minutes to Parramatta

#### Contact:

Nick Bardon 0409 900 237

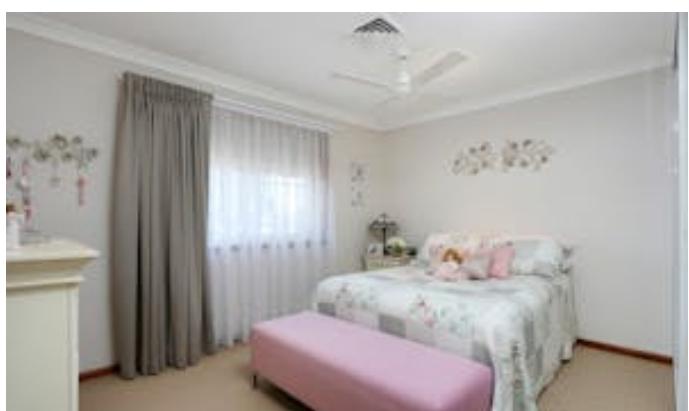
Krish Pancholi 0448 020 653

Disclaimer: All information is gathered from sources we believe reliable but cannot guarantee its accuracy. Distances & dimensions are approximate. Interested parties should rely on their own enquiries

- Land Area 259.00 square metres

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.

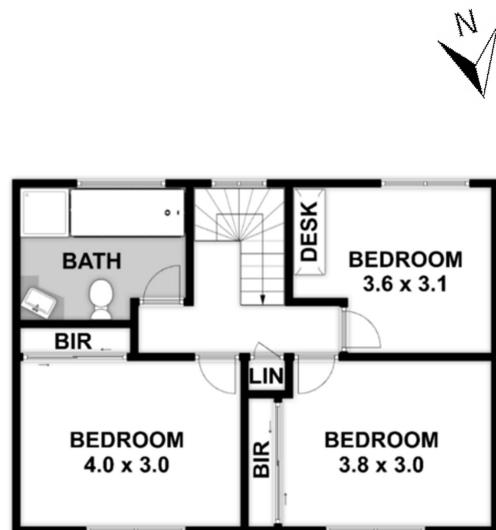
- Bedrooms: 3
- Bathrooms: 2
- Single garage





## 32B Bulli Road, 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.



Digital 1 floorplan