



6/31 Metella Road, TOONGABBIE, NSW 2146

The Perfect First Step

A recent, high end renovation and a welcoming ambience unite in this easy care townhouse to create a lifestyle haven for genuinely laid back living. Favourably positioned opposite Toongabbie Christian School and close to Toongabbie Station and shopping precinct, it represents a solid investment or fabulous first home.

- + 2 large bedrooms with ceiling fans, main with walk-in-robe and second with built-in-robe.
- + Lounge with air-conditioning and gas heating provisions.
- + Open plan dining, timber flooring, study area upstairs.
- + Exquisite kitchen with stainless steel, gas appliances and dishwasher.
- + Showroom style bathroom with separate toilet, powder room downstairs.
- + Single garage with internal access.
- + Private, landscaped courtyard incorporating a timber deck with shade sail ideal for entertaining.

TYPE: For Sale

INTERNET ID: 115P14636

SALE DETAILS

\$760,000 - \$810,000

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Matt Barham
0414 407 816

Nestled in a small complex of only 7 homes and perfectly presented both inside and out ensures the most fastidious buyer will be suitably impressed and you will realise you have finally found the place to call home.

Council rates: \$420.00 per quarter

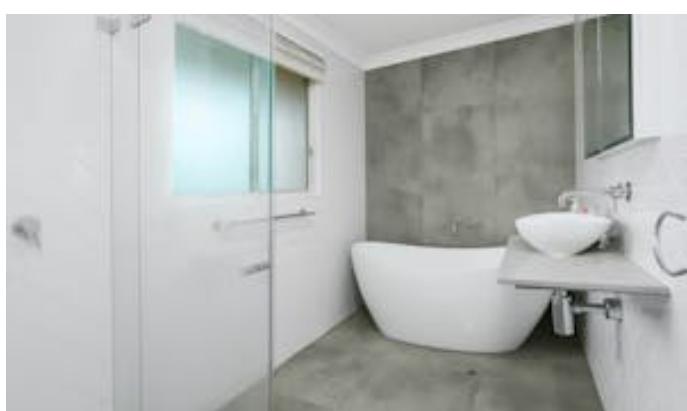
Water Rates: \$200.00 per quarter

Strata Fees: \$1044.22 per quarter (Special Levy due 1/3/26 & 1/6/26 of \$487.50)

Total Size: 172sqm

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 172.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage

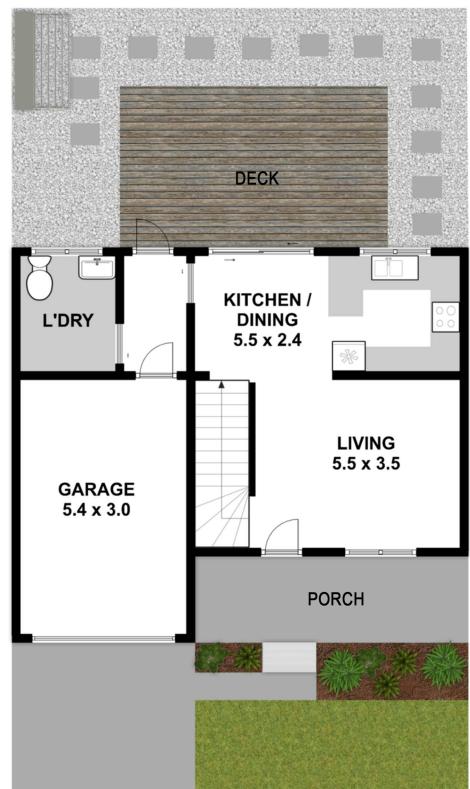
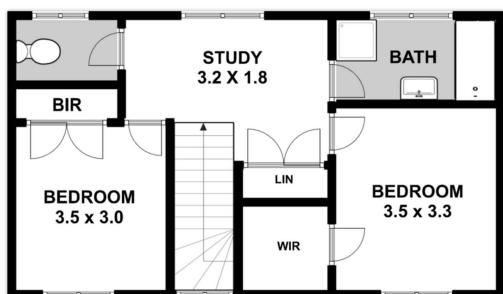




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Please note:
 Floorplan measurements are a guide only.
 All dimensions are approximate in their distance and volume.
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D1
 A Digital 1 floorplan