



22 Vianney Crescent, TOONGABBIE, NSW 2146

SOLD BY NICK BARDON

Occupying a level east facing 581m² parcel of land in a desirable street within walking distance to the train station, this 3 bedroom brick house offers an amazing opportunity to add your own personal touches while at the same time adding value.

The excellent layout provides spacious accommodation including a large separate lounge room, a dedicated dining room as well as a family room/informal meals area adjoining the well proportioned kitchen.

Having the garage attached to the main residence provides an opportunity for it to be converted into an additional bedroom or living space also.

Natural gas is connected to the house for cooking and hot water and a 3kW solar panel system will help keep your electricity costs down.

This lovely neighbourhood offers the best of both convenience and tranquillity, and you'll also enjoy being within 5 minutes walk to local recreational parklands.

TYPE: Sold

INTERNET ID: 115P1700

SALE DETAILS

\$1,390,000

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Nick Bardon
0409 900 237

With a little imagination, creativity and hard work, this could easily be your forever home, while investor's and those looking for a prime location to knockdown and rebuild their own luxury new home will also see the huge potential here.

Location Highlights:

- + 1km walk to Toongabbie Train Station
- + 1.3km to T way, direct access to Castle Hill, Rouse Hill, Parramatta
- + 450m to Parramatta bound bus stop
- + 1.2km to IGA supermarket
- + 1.4km to Toongabbie West Public School
- + 1.1km to Toongabbie Public School
- + 900m to Recreational parklands & children's playground
- + Close to childcare, private & catholic schools

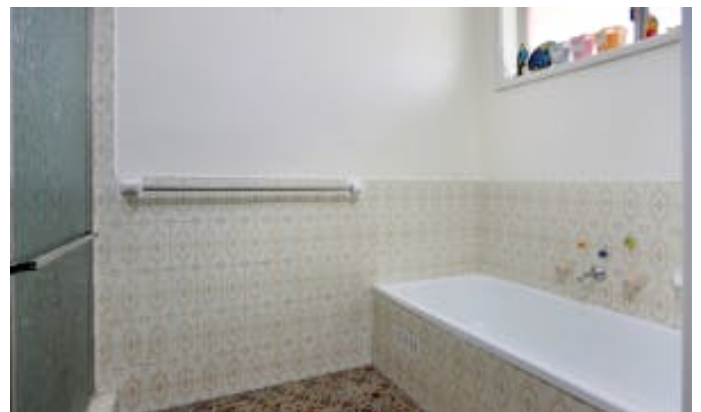
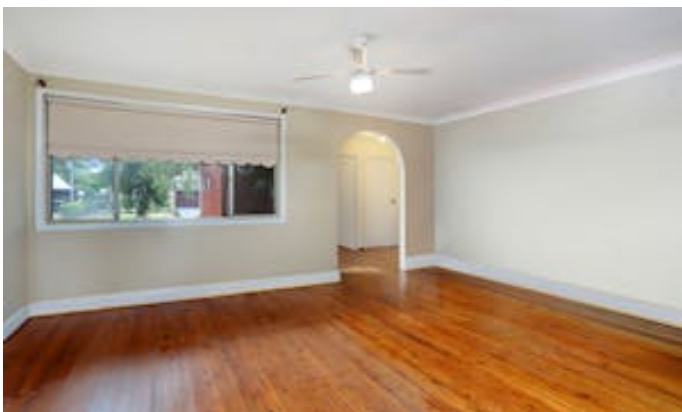
Contact:

Nick Bardon 0409 900 237

Krish Pancholi 0448 020 653

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Distances and dimensions are approximate. Interested parties should rely on their own enquiries.

- Land Area 581.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



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Please note:
 Floorplan measurements are a guide only.
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