

**25 Andrews Ave, Toongabbie, NSW, 2146**



**House For Sale**

Thursday, 14 November 2024

25 Andrews Ave, Toongabbie, NSW, 2146

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Alex Georgiou  
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## Entertain & Enjoy In This Perfect Starter Home

Alex Georgiou & Matt Barham of Elders Real Estate are proud to present, 25 Andrews Avenue, Toongabbie.

Situated in a quiet and convenient location, this brick veneer constructed 3-bedroom, 1-bathroom house, is perched on a generous 556sqm of land with an entertainer's backyard & swimming pool, offering the perfect place to enjoy the warm summer months.

Buyers will be impressed with the simplicity and functionality of the floorplan with a centrally located kitchen seamlessly flowing to both dining and living rooms, ceiling fans, covered timber deck area and large backyard, all located within walking distance to local schools, public transport options, parks, cafes + local shops.

### Property Features & Inclusions:

- + 3 bedrooms
- + Well appointed bathroom with shower & bathtub
- + Ceiling fans
- + Centrally located kitchen
- + Tiled & timber floors throughout
- + Venetian blinds
- + Solar provisions in place
- + Single lock up garage
- + In ground swimming pool
- + 2 x Garden sheds
- + West facing aspect
- + 15.24m frontage

### Location Highlights:

- + 400m to Toongabbie West Public School
- + 1.2km to Pendle Hill High School
- + 1.4km to Woolworths Metro Pendle Hill
- + 1.8km to Portico Plaza Toongabbie
- + 850m to 711 Bus stops on Bungaree Road
- + 1.1km to Pendle Hill Train Station

Council Rates: \$352.78 per quarter approx

Water Rates: \$158.00 per quarter approx

Total Size: 557sqm

### Contact:

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Disclaimer: All information is gathered from sources we believe reliable however we cannot guarantee it's accuracy. Interested parties should rely on their own enquiries.