

**3 McCoy Street, Toongabbie, NSW, 2146**



**House For Sale**

Thursday, 14 November 2024

3 McCoy Street, Toongabbie, NSW, 2146

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **A Bright Future**

An ideal home for people that are starting out, looking to add future value or wanting to build their new home, this residence possesses immense potential in an ultra-convenient location.

- + 3 generous size bedrooms, main with air-conditioning and ceiling fan.
- + Open plan lounge and dining space.
- + Well maintained kitchen and bathroom.
- + Single garage with storage/workshop at the rear.
- + Large shed, an ideal home office or detached rumpus.
- + The home could lend itself to minor cosmetic enhancements and gives the opportunity to add your own personal touch.

Surrounded by 484.9sqm with a 13.64m width provides the perfect site to build your dream home (subject to council approval). Occupy a convenient location within walking distance to Toongabbie station and shopping and both Primary and High Schools only enhances the appeal of this fantastic opportunity.

Council Rates = \$430.00 per quarter

Water Rates = \$172.00 per quarter

Land Size = 484.9sqm

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.