

**2/75A Girraween Road, Girraween, NSW, 2145**

**McGrath**

**Villa For Sale**

Thursday, 26 December 2024

2/75A Girraween Road, Girraween, NSW, 2145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Sam Dalglish  
0294077800

## Low maintenance single-level living

Nestled in a boutique complex of just four residences, this charming villa offers the perfect blend of comfort, privacy and low-maintenance living. Ideal for downsizers, first-home buyers or investors and located in Girraween Public School catchment.

- Two spacious bedrooms with built-in wardrobes offering plenty of storage and natural light
- Large main bathroom designed for functionality which includes a shower and separate bathtub
- Open-plan living and dining area with floorboards throughout with seamless integration to outdoor deck
- A well-appointed kitchen featuring modern appliances, ample storage and gas cooking
- Private outdoor deck ideal for alfresco dining with the addition of artificial grass for easy care
- Single lock-up garage providing secure parking and internal laundry
- Walking distance to local transport, schools, shops and close proximity to Parramatta CBD & Westmead Hospital
- Small complex of four, ensuring a peaceful and friendly community atmosphere with minimal maintenance
- Strata Rates: \$687p/q | Council Rates: \$346p/q | Water Rates: \$175p/q

This property is being auctioned on Super Saturday. For more information, please visit <https://www.mcgrathsupersaturday.com>