

7/19 Girraween Rd, Girraween, NSW 2145**Sold - \$567,000**Villa 2  1  1 

North Facing Villa In Girraween School Zone

Perfectly presented and ready to just move into and enjoy, this renovated 2 bedroom villa is bathed in natural light thanks to it's sunny north/east aspect and is located within the prized Girraween Public School Catchment.

With a generous 175m2 on title, the villa is set within a small group of just 7 properties and being positioned at the very rear of the complex provides advantages to the design such as having the garage as the only common wall and being open on 3 sides which affords the home excellent natural light and cross ventilation.

New timber laminate flooring throughout, new appliances in the kitchen including gas cooktop and being recently painted internally provides the home with a crisp, fresh appeal.

Split system air conditioning in the living areas, gas hot water, built in wardrobes in both bedrooms, a separate laundry room and lock up garage with internal access provide additional creature comforts.

Reasonable strata levies and a convenient walk to station location are the icing on the cake for this amazing opportunity which is surely the best value villa on the market in Girraween.

Further Information:

- + 800m to Toongabbie Train Station (10 minute walk)
- + 800m to Girraween Public School (10 minute walk)
- + 1 Km to Girraween Selective High School

Outgoings:

- + Strata Levies \$550 Per Quarter
- + Council Rates \$341 Per Quarter
- + Water Rates \$147 Per Quarter

Listed By

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Open for Inspection

By Appointment.

