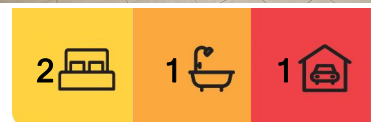


## Toongabbie, 3/2 Memphis Crescent

LEASED AT FIRST OPEN HOME!!



**For Lease**  
\$700 per week

**View**  
By Appointment

This versatile and well-maintained villa offers the perfect mix of comfort, convenience, and modern living. With two generous bedrooms with built-in-robres, a separate study, and a large timber deck for entertaining. This home is ideal for couples, young families, or professionals working from home.

### What We Love:

- Two spacious bedrooms with built-in wardrobes
- Separate study/home office
- Modern kitchen with gas cooking and quality appliances
- Tiled throughout for easy maintenance
- Natural light filled living and dining area
- Lock-up garage with internal access
- Private timber deck perfect for entertaining



**LJ Hooker Toongabbie**  
(02) 9636 1600

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Large internal laundry

Location Highlights:

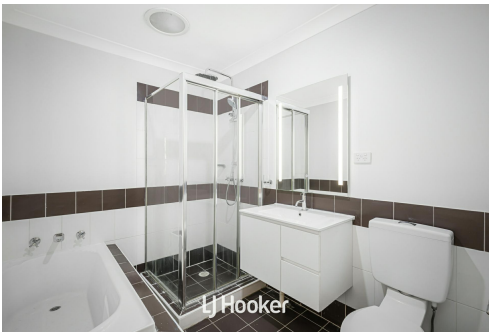
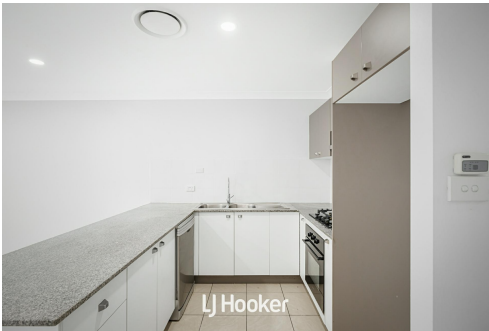
- Only 200m to Metella Road Public School and 2.2km to The Hills Sports High School
- 5-minute drive to Toongabbie Station and Portico Plaza Shopping Centre
- Close to parks, playgrounds, and greenlands.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. Any interested persons should rely on their own inquiries and inspections, photos have been digitally edited.

More About this Property

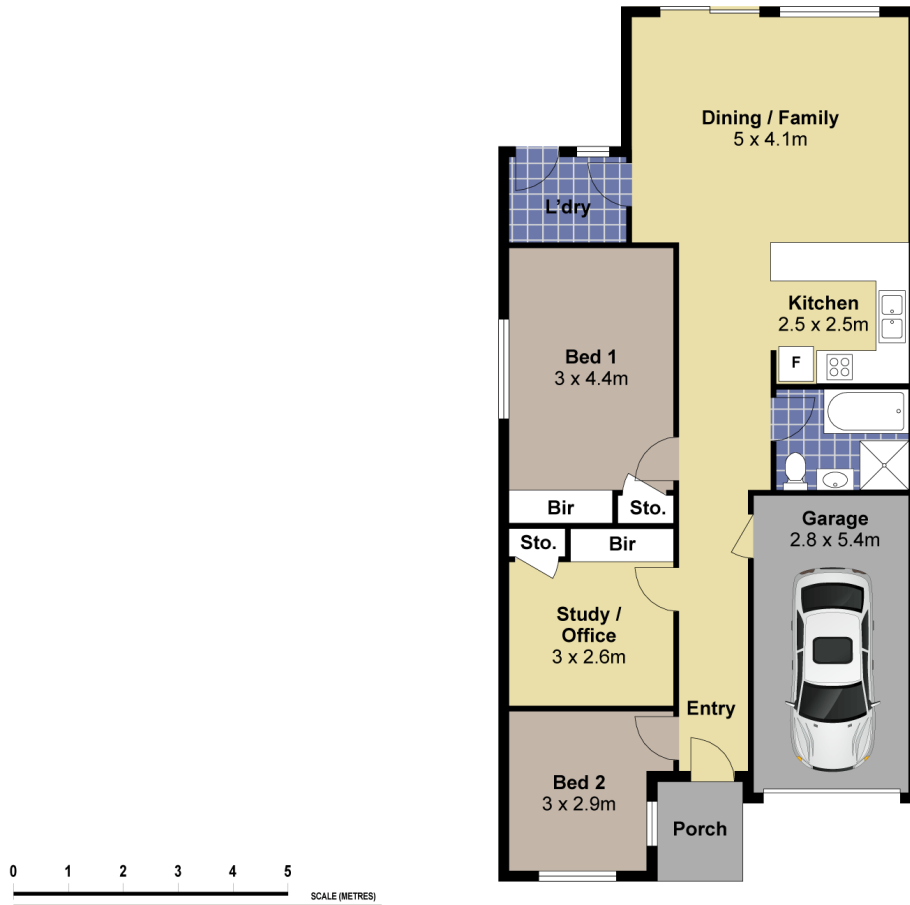
Property ID	SNHFB3
Property Type	Villa
Including	Study Air Conditioning Deck Built-in-Robes Secure Parking

**LJ Hooker Toongabbie (02) 9636 1600**  
12 Aurelia Street, TOONGABBIE NSW 2146  
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## 3/2 Memphis Crescent, Toongabbie

**Disclaimer:** Dimensions are approximate and should only be used as a guide they are not to scale and no liability will be accepted

**LJ Hooker**