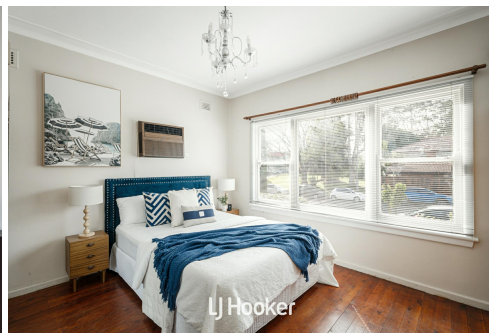
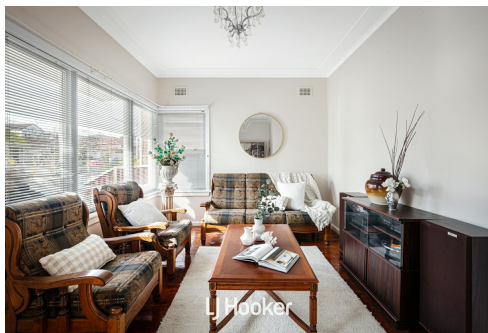




Girraween, 86 Magowar Road

Discover the Comfort and Versatility of 86 Magowar Rd, Girraween

Auction Location: On-Site

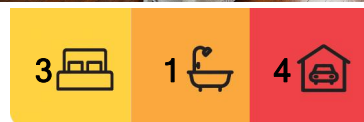
Welcome to 86 Magowar Rd, Girraween. This inviting three-bedroom home is designed to offer a blend of comfort, space, and versatility, making it perfect for families of all sizes. With a spacious living and dining area, a formal lounge room that can easily be converted into a fourth bedroom, and a functional layout, this property provides everything you need for modern living. Nestled in a prime location, it offers a peaceful retreat while being close to essential amenities, schools, and transport options. Whether you're a growing family or looking to upsize, this home promises a lifestyle of convenience and comfort.

What We Love:

- Spacious Living: Featuring a large open-plan living and dining area, plus a formal lounge



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For Sale
Contact Agent

View
ljhooker.com.au/SD4FB3

Contact
Lachlan Smith
0411 056 292
ljsmith.toongabbie@ljhooker.com.au
Warren Smith
0415 168 345
wsmith.toongabbie@ljhooker.com.au

LJ Hooker Toongabbie
(02) 9636 1600

room that can be converted into a 4th bedroom, this home provides ample space for family living and entertaining.

- Comfortable Bedrooms: Three generously sized bedrooms ensure everyone in the family has their own cozy retreat.
- Versatile Layout: The formal lounge room offers versatility, ideal for a home office, guest room, or an additional bedroom to suit your family's needs.
- Functional Kitchen: The original kitchen retains its charm and functionality, awaiting your personal touch to make it your own.
- Outdoor Entertaining: The expansive backyard is perfect for children to play, gardening enthusiasts will enjoy established gardens with fresh produce, or hosting family BBQs and outdoor gatherings.
- Additional Features: Secure parking for 4 cars, air conditioning, and built-in storage ensure practicality and comfort for modern living.

Location Highlights:

- Close to Transport: Conveniently located near bus stops and Pendle Hill train station, offering easy access to Parramatta CBD and beyond.
- Schools Nearby: Girraween Public School and Girraween High School are within a short walk or drive, making it ideal for families with school-aged children.
- Parks and Recreation: Enjoy nearby parks such as Civic Park and Central Gardens Nature Reserve for outdoor leisure and activities.
- Shopping and Amenities: With Pendle Hill shops and Westfield Parramatta close by, you have a range of shopping, dining, and entertainment options at your fingertips.

This property presents a rare opportunity to own a spacious and versatile home in a family-friendly neighbourhood. Contact us today to arrange an inspection!

Disclaimer:

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy - we do not accept any responsibility for its accuracy. Images appearing in any advertising have been digitally altered, and any interested persons should rely on their own enquiries and physical inspection.



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More About this Property

Property ID	SD4FB3
Property Type	House
Land Area	626 m ²
Including	Toilets (2)

Lachlan Smith 0411 056 292

Sales Associate | ljsmith.toongabbie@ljhooker.com.au

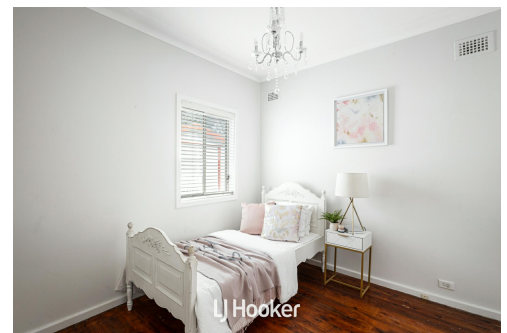
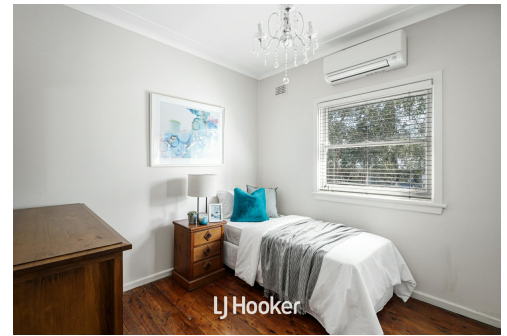
Warren Smith 0415 168 345

Licensee | wsmith.toongabbie@ljhooker.com.au

LJ Hooker Toongabbie (02) 9636 1600

12 Aurelia Street, TOONGABBIE NSW 2146

toongabbie.ljhooker.com.au | toongabbie@ljhooker.com.au



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86 Magowar Road, Girraween

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

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