



13/12-16 Toongabbie Road, Toongabbie

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Full Brick First Floor Apartment in an Unbeatable Town Centre Location

FOR SALE
Under Contract By LJ Hooker
Toongabbie

Positioned in an exceptionally convenient town centre setting, this spacious full brick apartment offers the perfect combination of comfort, practicality and lifestyle. Set on the first floor of a low rise complex, this well maintained home delivers a generous floor plan, light filled interiors and an outstanding location just moments from everything you need.

AGENTS
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There is a reason buyers love apartments like this - they simply do not build them like they used to. With solid full brick construction, a wide and functional layout, and a street level lock up garage, this is a fantastic opportunity for first home buyers, downsizers and savvy investors alike.

AGENCY
LJ Hooker Toongabbie
(02) 9636 1600

The home features a spacious lounge and dining area, ceramic tiled flooring throughout, split system air conditioning, and a large modern kitchen complete with upgraded stainless steel appliances, gas cooking and plenty of bench space. Flowing out from the living area is a covered verandah enjoying a lovely green park outlook, creating the perfect space to relax or entertain.

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.



Currently vacant and ready for immediate inspection, this is a rare chance to secure a quality apartment in a tightly held and highly convenient location.

What We Love:

- Low rise full brick construction
- Spacious first floor position in a secure walk up complex
- Wide frontage with a light filled outlook towards parkland
- Two generous bedrooms
- Large lounge and dining area
- Ceramic tiled flooring throughout
- Split system air conditioning
- Modern kitchen with upgraded stainless steel appliances
- Gas cooking and ample bench space
- Covered verandah with a lovely green outlook
- Separate laundry and additional storage
- Street level lock up garage
- Currently vacant and available for immediate inspection
- Strong rental potential of approximately \$600 per week

Location Highlights:

- Approx. 80m to station lift access
- Approx. 100m to main shopping precinct and mall
- Approx. 100m to childcare centre
- Approx. 200m to St Anthony's Primary School

Outgoings:

- Council rates approx. \$353 per quarter
- Strata levies approx. \$998.84 per quarter

A superb opportunity in an ultra convenient location, this is the ideal home for buyers seeking value, space and long term potential in a quality full brick complex.

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.

MORE DETAILS

Property ID	SSJFB3
Property Type	Apartment
Including	Air Conditioning Secure Parking

Lachlan Smith 0411 056 292

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

Warren Smith 0415 168 345

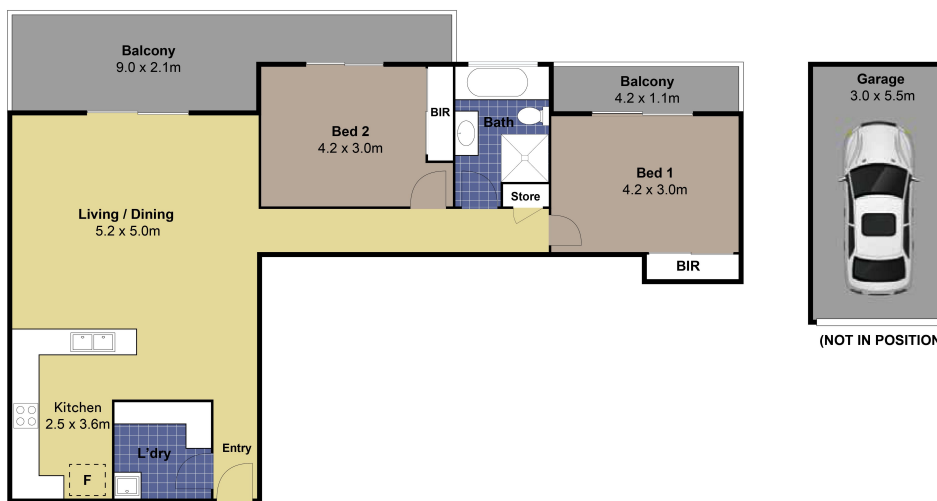
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SCALE (METERS)

Unit 13 / 12 Toongabbie Rd, Toongabbie, NSW, 2146

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

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